

**CHARTER TOWNSHIP
OF YPSILANTI
ZONING BOARD OF APPEALS**

**MARSHA KRAYCIR, VICE CHAIR
ELIZABETH EL-ASSADI
MORGAN MCGOVERN
GAGE SMITH
JIMMIE WILSON, JR.**

March 4, 2020

Regular Meeting – 6:30 p.m.

**Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197**

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

WEDNESDAY, MARCH 4, 2020

6:30 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE JANUARY 8, 2020 REGULAR MEETING MINUTES.
4. APPROVAL OF AGENDA
5. PUBLIC HEARING
 - A. **VARIANCE – CASSANDRA BARRETT – 9749 TEXTILE ROAD** – TO CONSIDER A VARIANCE FROM ZONING ORDINANCE SECTION 2114, FENCES AND WALLS, TO PERMIT THE INSTALLATION OF A 6-FOOT TALL VINYL PRIVACY FENCE IN THE FRONT YARD AT 9749 TEXTILE ROAD FOR A SITE ZONED R-2, ONE-FAMILY RESIDENTIAL, LOCATED AT, 9749 TEXTILE ROAD, PARCEL K-11-23-400-041, 9773 TEXTILE ROAD, PARCEL K -11-23-400-010, AND 9729 TEXTILE ROAD, PARCEL K-11-23-400-040.
 - B. **TEMPORARY USE PERMIT – RICHARD TAPPER – 3020 WASHTENAW AVENUE** TO CONSIDER A TEMPORARY USE PERMIT FOR THE OUTDOOR STORAGE AND SALE OF FIREWORKS FROM JUNE 10, 2020 TO JULY 16, 2020 FOR A SITE ZONED B-3, GENERAL BUSINESS LOCATED AT 3020 WASHTENAW AVENUE, PARCEL K-11-06-325-031.
 - C. **TEMPORARY USE PERMIT – RICHARD TAPPER – 2299 ELLSWORTH ROAD** TO CONSIDER A TEMPORARY USE PERMIT FOR THE OUTDOOR STORAGE AND SALE OF FIREWORKS FROM JUNE 10, 2020 TO JULY 16, 2020 FOR A SITE ZONED B-3, GENERAL BUSINESS LOCATED AT 2299 ELLSWORTH ROAD, PARCEL K-11-18-100-003.
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **ELECTION OF OFFICERS**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. ZONING BOARD OF APPEALS MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD

10. ADJOURNMENT

(THERE IS NO WORK SESSION)

CALL TO ORDER AND ROLL CALL

1. The meeting is called to order by the ZBA chair and roll call is taken.

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
MINUTES OF THE JANUARY 8, 2020 REGULAR MEETING**

In the absence of Chair Jason Iacoangeli, Vice-Chair Marsha Kraycir called the regular meeting to order at 6:30 pm in Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Commissioners Marsha Kraycir, Elizabeth El-Assadi, Jimmie Wilson, Jr., Gage Smith, and Morgan Foreman

Members Absent: Chair Jason Iacoangeli

Others in Attendance: Dennis McLain, Township Attorney; Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES FROM THE DECEMBER 4, 2019 REGULAR MEETING MINUTES

A motion was made by Commissioner Wilson, Jr., supported by Commissioner Smith to approve the minutes from December 4 2019. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

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

5. PUBLIC HEARING

- A. VARIANCE – JOE HILEMAN – 2525 EASTLAWN AVENUE – TO CONSIDER A VARIANCE FROM ZONING ORDINANCE SECTION 2103, ACCESSORY BUILDINGS AND ACCESSORY USES, TO PERMIT THE INSTALLATION OF A 20-FOOT BY 24-FOOT DETACHED GARAGE IN THE SIDE YARD AT 2525 EASTLAWN AVENUE FOR A SITE ZONED R-5, ONE-FAMILY RESIDENTIAL, LOCATED AT 2525 EASTLAWN AVENUE, PARCEL K-11-06-380-001.**

Charlotte Wilson, Planning and Development Coordinator, said accessory structures are only permitted in rear yards and need a variance to be allowed in a side yard. In order to grant a variance a finding of practical difficulty must meet the following conditions: first, exceptional circumstances; the property is shallow. Second, the variance must be necessary for the enjoyment and preservation of substantial property right by other properties in the same zoning district or vicinity; other homes in the subdivision have attached and detached garages. Third, it must not be substantially detrimental to adjacent properties; the variance would not be detrimental. Detached garages are required to have a minimum 5 foot setback from the side and rear property lines and the proposed garage would have a 17.5 foot rear setback and an over 55 foot side setback. The final condition is that the need for a variance is not created by the applicant; the lot size and shape was not created by the property owner. If the request is approved the applicant would need a building permit from the Office of Community Standards.

Nelson Acosta, 2396 Draper, Ypsilanti, applicant, is the owner. He is trying to sell the property and the potential buyers want to make sure the garage can be built. He said he submitted a building application in 2019 for an attached garage and was not approved.

Commissioner Wilson, Jr. asked if the buyers would only purchase if the garage can be

built.

Mr. Acosta said yes.

The public hearing opened at 6:38 pm.

No persons wished to speak.

The public hearing closed at 6:38 pm.

A motion was made by Commissioner El-Assadi, supported by Commissioner Wilson, Jr. to approve the request for a variance from Zoning Ordinance Section 2103, Accessory Buildings and Accessory Uses, to permit the installation of a 20-foot by 24-foot detached garage in the side yard at 2525 Eastlawn Avenue for a site zoned R-5, one-family residential, located at 2525 East Lawn Avenue, Parcel K-11-06-380-001 with the following conditions:

The applicant shall obtain the necessary zoning permit from the Office of Community Standards.

The motion carried as follows:

Smith: Yes Kraycir: Yes El-Assadi: Yes Wilson, Jr.: Yes Foreman: Yes

B. VARIANCE – ROBERT YOPKO III – 2338 HARDING AVENUE – TO CONSIDER A 2-FOOT VARIANCE FROM ZONING ORDINANCE SECTION 2114, FENCES AND WALLS, TO PERMIT THE INSTALLATION OF AN 8-FOOT TALL PRIVACY FENCE IN THE REAR YARD AT 2338 HARDING AVENUE FOR A SITE ZONED R-4, ONE-FAMILY RESIDENTIAL, LOCATED AT 2338 HARDING AVENUE, PARCEL K-11-07-439-026.

Ms. Wilson stated privacy fences taller than 6 feet are not permitted in rear yards and the 8 foot fence is already erected. The parcel and surrounding parcels are zoned R-4 and are master planned for single family residential. A finding of practical difficulty must be demonstrated in order to grant a variance by meeting all the following criteria: first there needs to be exceptional conditions or circumstances that apply to the property; the property is a similar size and shape as surrounding properties and is flat and there are no exceptional conditions. Second, the variance needs to be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and vicinity; the applicant stated the height is necessary to contain his 2 large dogs. Third, the variance cannot be detrimental to surrounding properties; the applicant received 2 support letters from adjacent property owners and Ms. Wilson's office received an email on January 5, 2020 from the resident who shares the rear property line that stated the fence is a hazard and a detriment to their property. Finally, the need for the variance cannot be self-created; the need has been self-created. Regardless if the request is granted, denied or tabled the applicant needs to register his dogs with the Township. If the request is approved the applicant would need a zoning permit from the Office of Community Standards and the Board may require reasonable style or opacity conditions.

Commissioner El-Assadi asked for confirmation that the fence was already installed.

Ms. Wilson said yes.

Commissioner Wilson, Jr. asked if it was against the ordinance to use a fence as a kennel.

Ms. Wilson said a commercial kennel was not allowed on residential property.

Commissioner Kraycir asked if the current fence was 8 feet tall.

Ms. Wilson said yes, it was a standard 6 foot fence with a 2 foot addition on top to make

it 8 feet total height.

Robert Yopko, Jr., applicant representative and property co-owner, said one of the dogs began jumping the fence so the son attached the additional 2 foot section. He stated the fence is not visible from the street and was not aware that one resident objected. He said if the variance was not granted he would like a grace period so the son can find a different solution.

Commissioner El-Assadi asked if there were 1 or 2 dogs.

Mr. Yopko, Jr. said 2 and he would have them licensed within the week.

Commissioner Kraycir asked the breed of the dog that gets out.

Mr. Yopko, Jr. said a malamute/shepherd mix that is 75 pounds.

The public hearing opened at 6:50 pm.

No persons wished to speak.

The public hearing closed at 6:50 pm.

Commissioner Wilson, Jr. said he was reluctant to grant the variance based on the criteria and because there is not a unanimous consent by the neighbors.

Commissioner Foreman asked if the resident would object to a new whole 8 foot fence as opposed to the current one with the addition.

Commissioner El-Assadi said they need to abide by the regulations.

Commissioner Kraycir asked why the fence was installed without a variance.

Mr. Yopko, Jr. said because his son needed to find a quick solution. He said he was willing to work with the neighbor to find a solution.

Commissioner El-Assadi noted that neighbor said currently there are parts of the fence that measure 8 feet 6 inches.

A motion was made by Commissioner Wilson, Jr., supported by Commissioner Smith to deny the request for a 2-foot variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of an 8-foot tall privacy fence in the rear yard at 2338 Harding Avenue for a site zoned R-4, one-family residential, located at 2338 Harding Avenue, Parcel K-11-07-439-026 due to the following reasons:

There are no exceptional or extraordinary circumstances or conditions applying to the property in questions.

The problem and resulting need for the variance has been self-created by action of the applicant.

The motion carried as follows:

Smith: Yes Kraycir: Yes El-Assadi: Yes Wilson, Jr.: Yes Foreman: Yes

Commissioner Kraycir recommended the applicant have a grace period to remove the fence.

6. OLD BUSINESS

**A. VARIANCE – CASSANDRA BARRETT – 9749 TEXTILE ROAD – TO
CONSIDER A VARIANCE FROM ZONING ORDINANCE SECTION 2114,**

FENCES AND WALLS, TO PERMIT THE INSTALLATION OF A 6-FOOT TALL VINYL PRIVACY FENCE IN THE FRONT YARD AT 9749 TEXTILE ROAD FOR A SITE ZONED R-2, ONE-FAMILY RESIDENTIAL, LOCATED AT, 9749 TEXTILE ROAD, PARCEL K-11-23-400-041, 9773 TEXTILE ROAD, PARCEL K-11-23-400-010 AND 9729 TEXTILE ROAD, PARCEL K-11-23-400-040.
(TABLED AT THE DECEMBER 4, 2019 ZBA MEETING)

Ms. Wilson reminded the Board that the public hearing was already held and additional information was provided by the applicant and was included in the Commissioners' packets. She said the new information was not relevant to the variance request and reminded the Board that the request is based on the property and not the property owner and neighbor circumstances. She said the Board could put additional conditions on the approval such as requiring a property survey.

Cassandra Barrett, 9749 Textile Road, Ypsilanti, applicant, said she was told the front of a lake house faces a lake and the back faces the street by the fence company. She said across the street at 9604 Textile Road a fence extends 88 feet past the front of a house.

Commissioner Kraycir said the issue is the height of the fence and asked why she needed the 6 foot height.

Ms. Barrett said the neighbor dug a trench from his house to the trees on the lake and installed cameras facing her house and she feels it is an invasion of privacy.

Commissioner Kraycir asked if she had thought of any alternative methods.

Ms. Barrett said she has called the police and Township and was told she needed to hire an attorney to have the cameras removed.

Commissioner Kraycir said there were other legal ways to block the cameras such as planting shrubs. She said the applicant could install a 3.5 foot fence with 6 foot tall shrubs and would not need a variance.

Ms. Barrett said she could do that.

Ms. Wilson said it would be permitted and the applicant would just need to apply for a fence permit.

Ms. Barrett said she was pulling her request for the variance and she would cut the fence down and plant shrubs.

7. NEW BUSINESS

A. None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

Items from APA

B. ZONING BOARD OF APPEALS MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD

**Charter Township Of Ypsilanti
ZBA Regular Meeting Minutes
January 8, 2020
Page 5**

Ms. Wilson said as of now there will not be a February 2020 meeting as there is nothing on the agenda.

Mark Clancy, 9795 Textile Road, said that Ms. Barrett needs a timeframe to cut the fence since it was built illegally and is on his easement.

Commissioner Kraycir said easement violations were not the Board's responsibility. She said if the fence is not removed within a reasonable time the Ordinance Department will cite her.

Attorney McLain confirmed and said the easement location was a civil issue.

Mr. Clancy said the fence is broken and stained and will still be in that condition when it is cut down.

Commissioner Kraycir said Ms. Barrett would have to file a fence application fence condition would be part of approval or denial.

Mr. Clancy said he was told to install cameras because the Barrett's kept blocking the easement. He asked what a reasonable amount of time was.

Attorney McLain said someone from Ordinance would contact Ms. Barrett to work out a time.

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

The meeting was adjourned at approximately 7:05 pm.

APPROVAL OF AGENDA

1. Commissioners approve current agenda

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – 9749 Textile Road
ZBA 2020-03**

February 7, 2020

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall vinyl privacy fence in the front yard at 9749 Textile Road for a site zoned R-2, One-Family Residential, located at 9749 Textile Road, parcel K-11-23-400-041, 9773 Textile Road, parcel K -11-23-400-010, and 9729 Textile Road, parcel K-11-23-400-040.

APPLICANT

Cassandra Barrett
9749 Textile Road
Ypsilanti, MI 48197

LOCATION AND SUMMARY OF REQUEST

The 1.64-acre subject property is located north of Textile Road and south of Ford Lake. In the variance request dated January 21, 2020, the applicant proposed a 6-foot vinyl privacy fence within their front yard. Privacy fences greater than 3.5 feet are not permitted within the front yard of a residential property.

CROSS REFERENCES

Township Zoning Ordinance – Section 2114 (Fences and Walls)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

difficulty and unreasonably prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:
 - a. exceptional narrowness, shallowness or shape of a specific property;
 - b. exceptional topographic conditions;
 - c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,
 - d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.

Staff comment: The property is exceptionally long and narrow. In addition, the home is closer to the rear or lake side of the property than the front, creating an exceptionally large front yard.

2. That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity;

Staff comment: The fence height variance is necessary for the preservation and enjoyment of a substantial property right as possessed by other properties in the same vicinity. Other homes in the area have accessory structures, such as fences, in the front yard in order to maximize the view of Ford Lake.

3. That the authorizing of such variance will not be a substantial detriment to adjacent property and will not materially impair the purposes of this ordinance or the public interest; and

Staff comment: The variance will not be substantially detrimental to the neighboring properties. The fence would not extend into the side or front plane of the neighbor to the east.

4. The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors.

Staff comment: The home was not built by the property owner.

ANALYSIS

Township Zoning Ordinance, Section 2114, states that privacy fences greater than 3.5 feet in height may not be permitted in the front yard. According to Township Zoning Ordinance, Section 201, Definitions, the front yard is, "An open depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building." The main building is the home.

Many homes surrounding Ford Lake treat the defined front yard as a rear yard and vice versa. We hope to explore exceptions for lakefront properties in the future Zoning Ordinance amendments to align with current practice.

If the Zoning Board of Appeals chooses to approve this request, the applicant will need to a zoning permit from the Office of Community Standards.

Suggested motions: *The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.*

Table

“I move to table the request for a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall vinyl privacy fence in the front yard at 9749 Textile Road for a site zoned R-2, One-Family Residential, located at 9749 Textile Road, parcel K-11-23-400-041, 9773 Textile Road, parcel K -11-23-400-010, and 9729 Textile Road, parcel K-11-23-400-040, to consider comments presented during this public hearing.”

Approve

“I move to approve the request for a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall vinyl privacy fence in the front yard at 9749 Textile Road for a site zoned R-2, One-Family Residential, located at 9749 Textile Road, parcel K-11-23-400-041, 9773 Textile Road, parcel K -11-23-400-010, and 9729 Textile Road, parcel K-11-23-400-040, as the following practical difficulties have been noted:

1. The applicant shall obtain the necessary zoning permit from the Office of Community Standards.

Denial

“I move to deny the request for a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall vinyl privacy fence in the front yard at 9749 Textile Road for a site zoned R-2, One-Family Residential, located at 9749 Textile Road, parcel K-11-23-400-041, 9773 Textile Road, parcel K -11-23-400-010, and 9729 Textile Road, parcel K-11-23-400-040, due to the following reason(s):

Please provide reasons for denial in the motion”

Respectfully Submitted,

Charlotte Wilson

Charlotte Wilson, AICP
Planning & Development Coordinator

RECEIVED
BY AW
JAN 21 2020

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: <https://ytown.org>

YPSILANTI TOWNSHIP ZONING BOARD OF
OCS APPEALS APPLICATION

I. APPLICATION TYPE

- Variance
 Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
 Administrative Review Appeal

II. PROJECT LOCATION

Address: 9749 TEXTILE ROAD Parcel ID #: K-11-23-40040404010 Zoning RESIDENTIAL
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: CASSANDRA BARRETT Phone: 313 316 2450
Address: 9749 TEXTILE ROAD City: YPSILANTI State: MI Zip: 48197
Fax: _____ Email: _____
Property Owner: CASSANDRA BARRETT Phone: 313 316 2450
Address: 9749 TEXTILE ROAD City: YPSILANTI State: MI Zip: 48197
Fax: _____ Email: BABYBABYBAR@YAHOO.COM

IV. COST AND FEES

Total: \$ 125.00

Breakdown of fee: Residential: \$ 125.00
Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned BARRETT
CASSANDRA represents CASSANDRA BARRETT
CASSANDRA Applicant Property Owner

1. That BARRETT are the owner(s) of lot(s) _____ located in the _____
Subdivision, Ypsilanti Township, Michigan, otherwise known as 9749 TEXTILE ROAD and the property is
zoned _____
Zoning District
2. That the petitioner hereby request VARIANCE under Section 2114 Article XXI of the Ypsilanti Township
Zoning Ordinance.
 Variance / Temporary Use
 Regular Meeting
3. The petitioner further state that _____ have/has read and understands the provisions of said zoning ordinance as it
applies to this petition.
Applicant Initial
4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Cassandra Barrett
Applicant Signature

CASSANDRA BARRETT
Print Name

1-20-20
Date

PINK FENCE

COMBINED PARCEL SURVEY

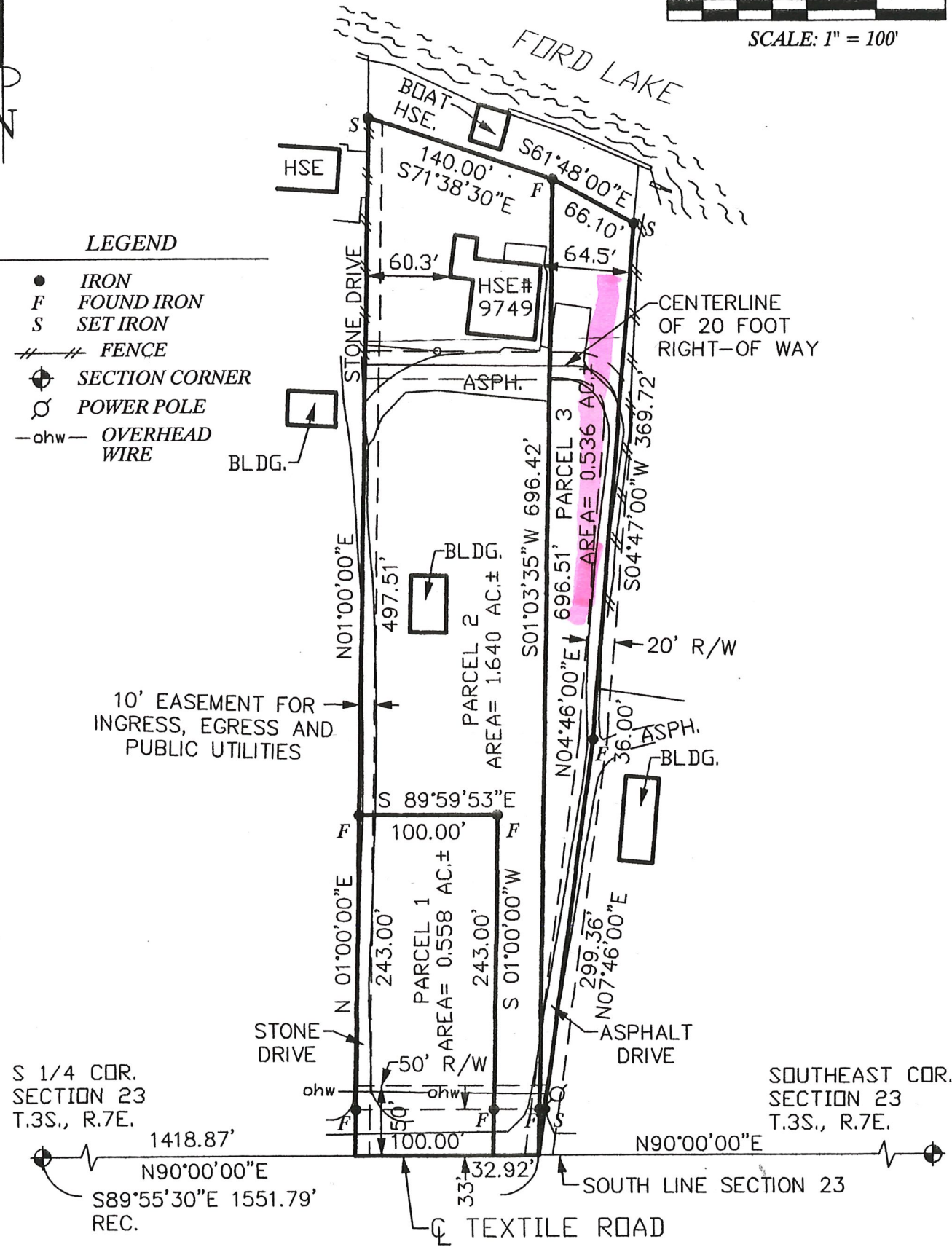


SCALE: 1" = 100'



LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- FENCE
- ⊕ SECTION CORNER
- ⊙ POWER POLE
- ohw- OVERHEAD WIRE



S 1/4 COR. SECTION 23 T.3S., R.7E.

SOUTHEAST COR. SECTION 23 T.3S., R.7E.

1418.87' N90°00'00"E S89°55'30"E 1551.79' REC.

N90°00'00"E

SOUTH LINE SECTION 23

TEXTILE ROAD

10-27-19

Dear Ypsilanti zoning board of appeals,

Would you please grant me a variance for a six foot tall vinyl privacy fence in the front yard

The vinyl fence I am requesting is not near the property line. It is 12 feet west of the easement thus giving the neighbor complete use of the easement, plus two extra feet so that I might enjoy some relief from the following issues listed below.

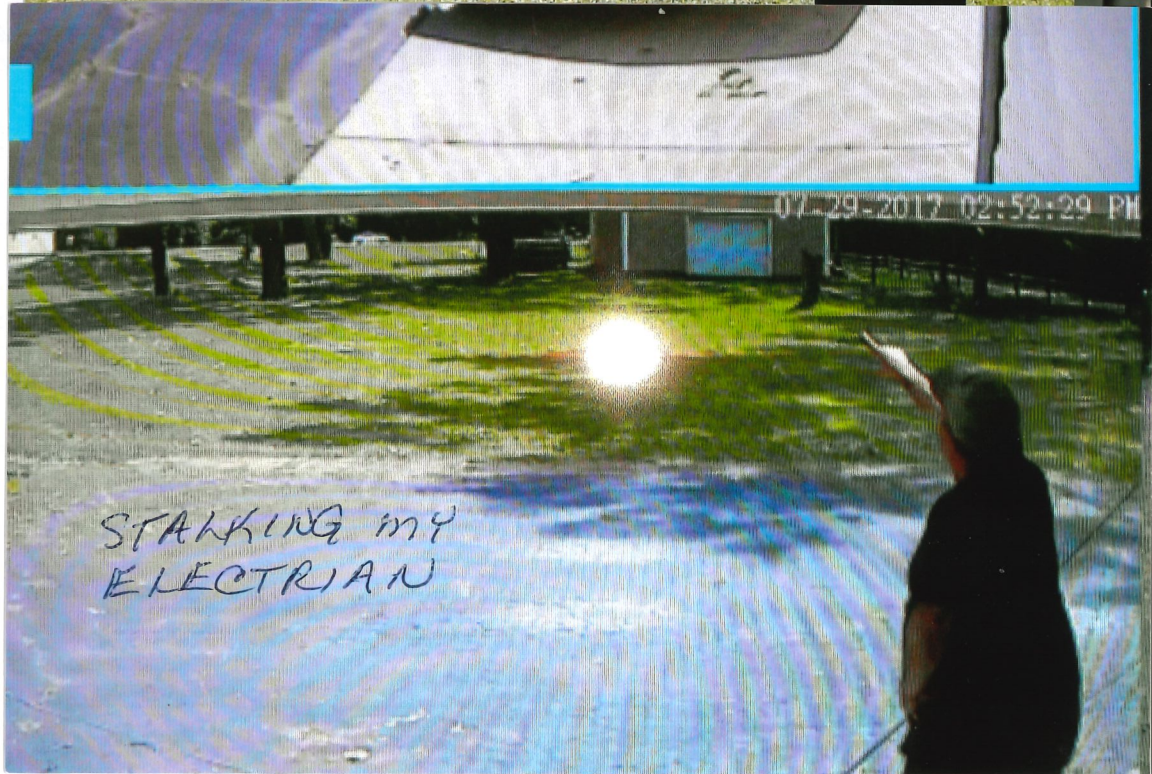
The police told me to put up a privacy fence many times.

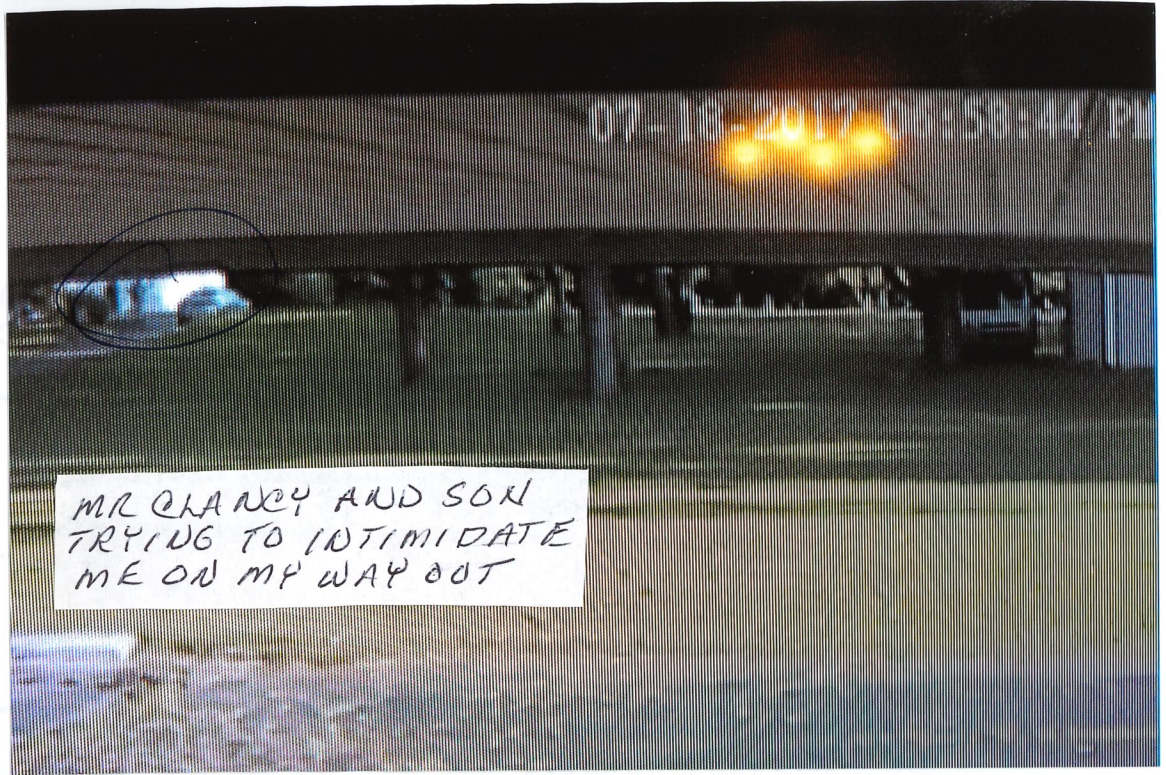
Invasion of privacy - Mr. Clancy was granted permission to dig a 343 foot long electrical trench from his garage to trees by my house. He installed two cameras. One points directly inside my lakeside door and the other my front porch.

Eyesores - A six foot tall wood pile extending 80 feet in length blocked my lake view for two years (See pictures). The year after that multiple fires simultaneously burning down wet land (See pictures). Thirty one wood chip piles left untouched for months.

Stalking, blocking easement, false police reports - On 7-4-19, over 40 cars parked all around my home to watch Mr. Clancy light fireworks. Officer Larkin told cars to move off of our property, police report #19-51982. On 7-8-2019, police report #19-53422, Officer Cory, Mr. Clancy was shining his car headlights into my bathroom window at 2:00 am. On 4-23-18, Mr. and Mrs. Clancy made a false police report stating Mr. Barrett had cut a tree down on his property. Officer Weise discovered it was a stump planted in the ground without any roots so he turned it over to the prosecutor, police report #18-30347. 5-20-18 Clancy cutting up trees in easement with tractor and chain saw, police report #18-38088, Officer Pearson. 7-9-18 Mr. Clancy had neighbor park his red truck in front of my car and had his son stand in front of car - had to drive on grass to get home, police report #18-53162, Officer Weise. 8-25-18 Clancy filming our private investigator and his family while they were trying to watch Thunder over Michigan air show. 10-4-18 Mr. Clancy filming me in his car while I was trying to have dinner with my friends from the Kingdom Hall. 12-5-18 Clancy cutting down more trees in easement. The above are just some of the police reports and problems. I can give additional examples if you need them as well as copies of all the police reports.

I am seriously begging the zoning board help me get rid of a continuous eye sore, witnessing the burning destruction of wetland, being blocked by Clancy and his neighbors in my own easement, *stalking my company and workers and invasion of privacy with cameras pointed inside my doors.* Please consider my request. Thank you, Cassandra Barrett





MR CLANCY AND SON
TRYING TO INTIMIDATE
ME ON MY WAY OUT



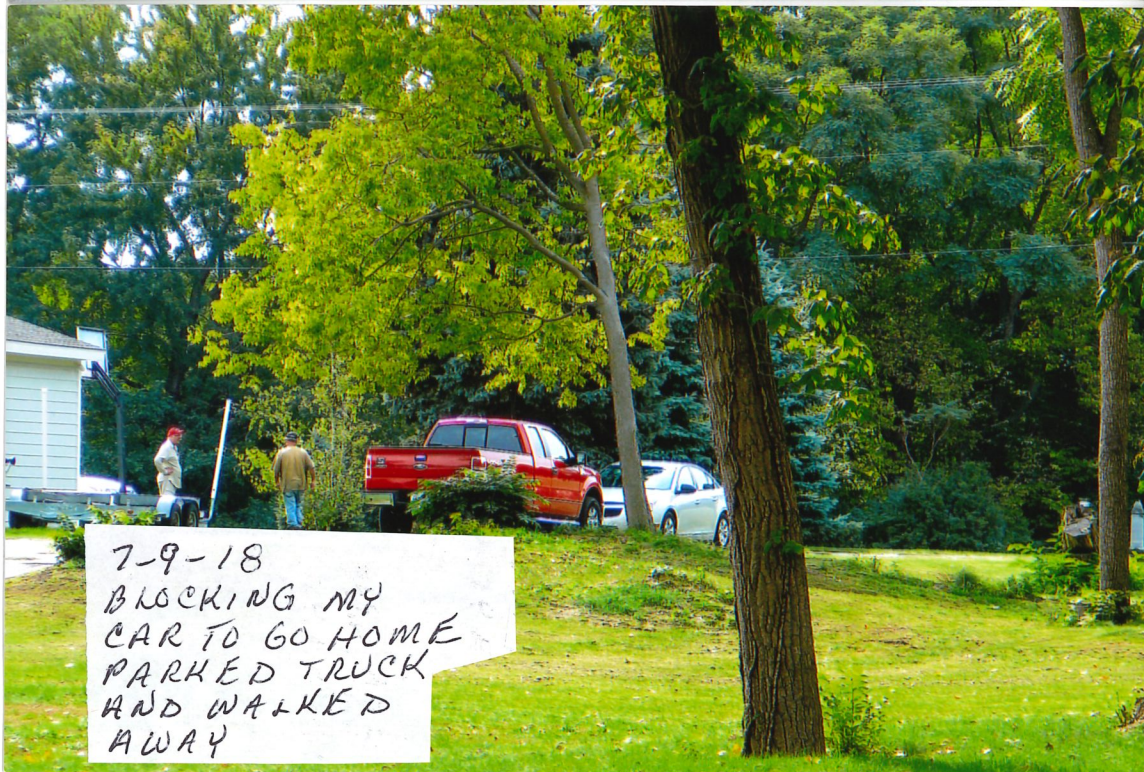
BLOCKING
IN MY
EASEMENT

DUMPING GARBAGE
IN EASEMENT



STALKING MY FRIENDS
FROM KINGDOM HALL
TRYING TO EAT DINNER
OUTSIDE 10-4-18





7-9-18 HAD TO
DRIVE ON GRASS
TO GET HOME
HOPING NOT TO
GET FLAT TIRE
ON STUMPS



CLADEY'S SON BLOCKING
MY CAR SO COULDN'T
GO DOWN EASEMENT
7-9-18





SOME OF THE BRICKS
THROWN IN YARD



3 FLAT LAWN MOWER
TIRES IN 2 WEEKS
DUE TO NEIGHBOR
THROWING BRICKS IN
YARD

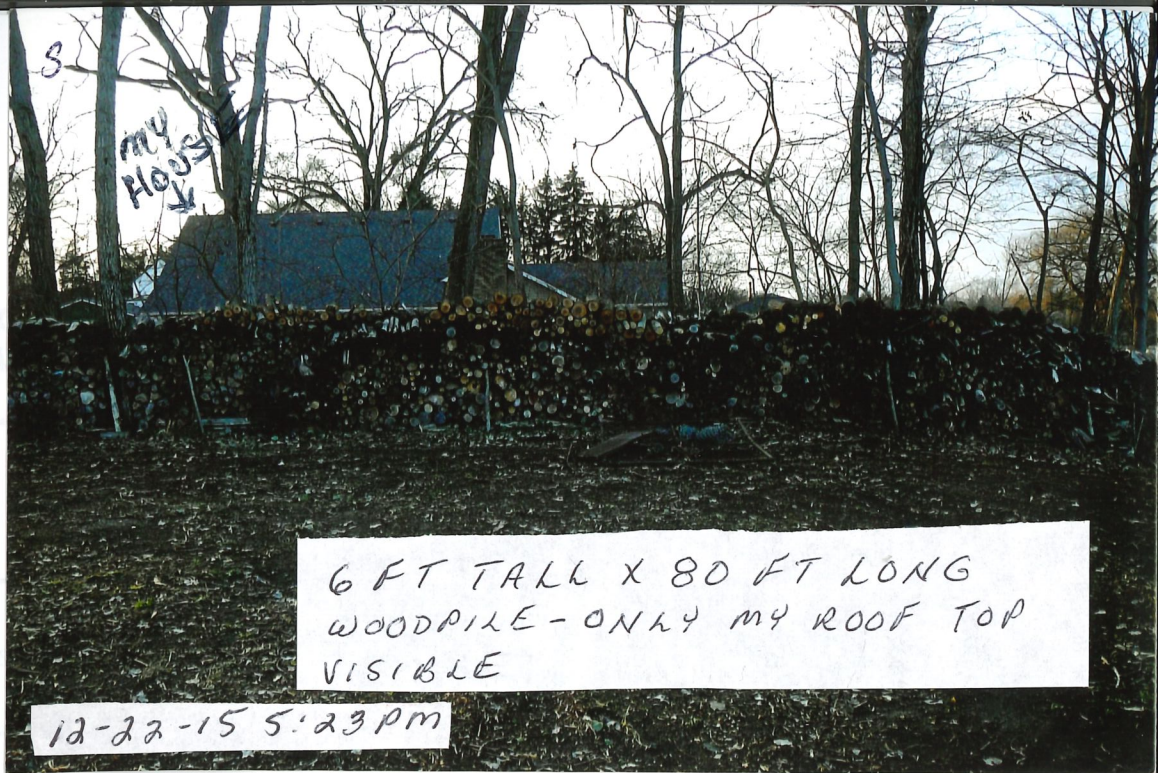




FOUR FEET
FROM MY
PORCH
INTIMIDATING



IN MY DRIVEWAY
FOUR FEET FROM
MY PORCH



6 FT TALL X 80 FT LONG
WOODPILE - ONLY MY ROOF TOP
VISIBLE

12-22-15 5:23 PM

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Temporary Use Permit – 3020 Washtenaw Avenue
ZBA 2020-04**

February 7, 2020

CASE

The applicant is requesting a temporary use permit for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031.

APPLICANT

Mr. Richard Tapper
Phantom Fireworks
7376 Rafford Lane
West Bloomfield, MI 48322

LOCATION AND SUMMARY OF REQUEST

The subject property at 3020 Washtenaw Avenue is located near the intersection of Washtenaw Avenue and Golfside Road. In the request dated January 23, 2020, the applicant has proposed to erect a 40'x40' tent for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization of one 8' x 40' steel pod for the storage of items not on display. This steel pod will also be located within the parking lot area 25' from the tent. The lease for the site is from June 10, 2020 to July 16, 2020. The applicant is proposing to operate at this location from June 22, 2020 through July 4, 2020. The proposed operation times are 10:00am to 10:00pm.

CROSS REFERENCES

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s)

3020 Washtenaw Avenue

**Not to scale*



Blue rectangle: 8'x40' steel storage pod

Red square: 40'x40' tent

Access around tent meets fire code minimum of 20'

No buildings within 20' of tent/steel storage pod

No vehicle parking within 10' of tent/steel storage pod

Steel storage pod is at least 25' away from tent

SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned B-3, general business and is master planned urban commercial.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Multiple Family Residential	RM-2	MFR-2
South	Commercial	B-3	General Commercial
East	Commercial	B-3	General Commercial
West	Commercial	B-3	General Commercial

ANALYSIS

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is of the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of goods, or in this case fireworks.

The applicant has proposed to erect a 40' x 40' tent in order to display and sell what is described as Class 'C' fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have an 8' x 40' storage container to store good when not on display.

The applicant has provided this office with a certificate of insurance for which is included for your review

The applicant states that the sales of said fireworks will take place from June 22, 2020 to July 4, 2020. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

Suggested motions: *The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.*

Table

“I move to table the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, to consider comments presented during this public hearing.”

Approve

“I move to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, with the following condition(s):

- All necessary building permits shall be obtained from the Office of Community Standards prior to occupying the tent.
- The applicant shall post, and make available to the public, the Township Municipal Code Section 42-210 “Fireworks” outlining when fireworks may be discharged within Ypsilanti Township.

Denial

“I move to deny the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, due to the following reason(s):

-

Respectfully Submitted,

Charlotte Wilson

Charlotte Wilson
Planning & Zoning Coordinator

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: <https://ytown.org>

RECEIVED
BY CW
JAN 23 2020
YPSILANTI TOWNSHIP
OCS

ZONING BOARD OF APPEALS APPLICATION

I. APPLICATION TYPE

- Variance
 Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
 Administrative Review Appeal

II. PROJECT LOCATION

Address: 3020 Washtenaw Parcel ID #: K-11- Zoning B-3
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330-559-0776
Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
Fax: _____ Email: rtapper@fireworks.com
Property Owner: Dr. Imad Alazem Phone: 313-719-0081
Address: 30775 Rosemond Lane City: Franklin State: MI Zip: 48025
Fax: _____ Email: iaalazem57@hotmail.com

IV. COST AND FEES

Total: \$ 500 Breakdown of fee: Residential: \$ 125.00
Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents Imad Alazem;
Applicant Property Owner

1. That Imad Alazem is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 3020 Washtenaw and the property is
Address
zoned _____
Zoning District

2. That the petitioner hereby request Temporary Use under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting
Zoning Ordinance.

3. The petitioner further state that RT have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Richard Tapper
Applicant Signature

Ricahrd Tapper
Print Name

1/23/2020
Date

All Zoning Board of Appeals Applications

<input type="checkbox"/> The application is filled out in its entirety.	<input type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.



Property Name: Ypsilanti Washtenaw
Address: 3020 Washtenaw Ave., Ypsilanti, MI. 48197

Landlord Lease Terms: June 10th, 2020 through July 16th, 2020

Hours of Operation: June 22nd – July 4th 2020 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'
Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.
Participants-2-4 people
We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,
Richard Tapper
State Regional Manager/ Michigan
330-559-0776

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave, Youngstown, Ohio 44505
330-749-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Ypsilanti Real Estate Holdings LLC

Parcel No: K-11-06-325-031

Address: 3020 Washtenaw Ave

City: Ypsilanti Township

ST: MI

Zip: 48197

County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2020 season.

Signature

Ypsilanti Real Estate Holdings LLC

Name- Please Print - Property Owner/Controller of Property

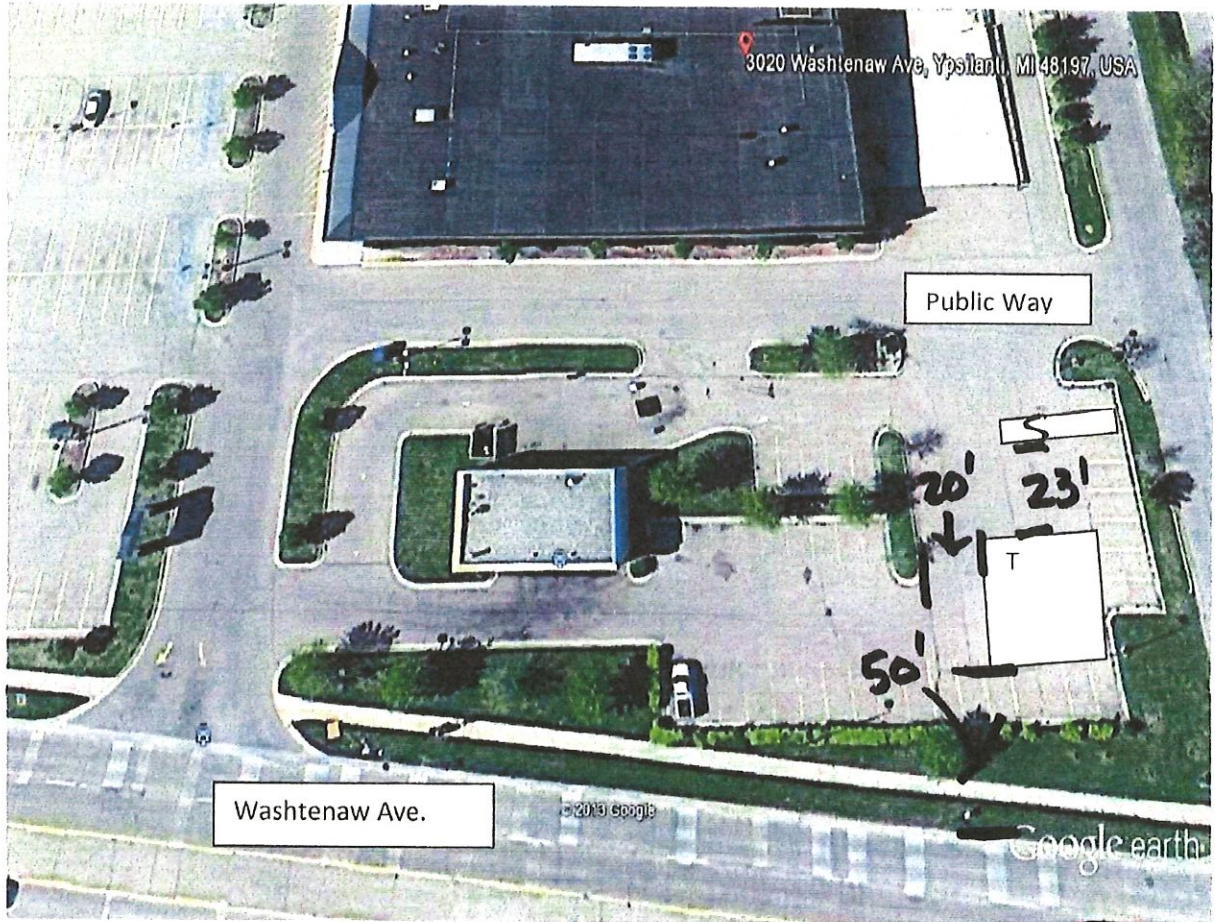
Owner

Company/Title

10/14/17

Date

Ypsilanti, 3020 Washtenaw Ave, Ypsilanti, MI. 48197- In Ypsilanti Township- East of Victory Oil Change



T- Tent 40'X40' S- Storage Unit 8'X40 X Generator

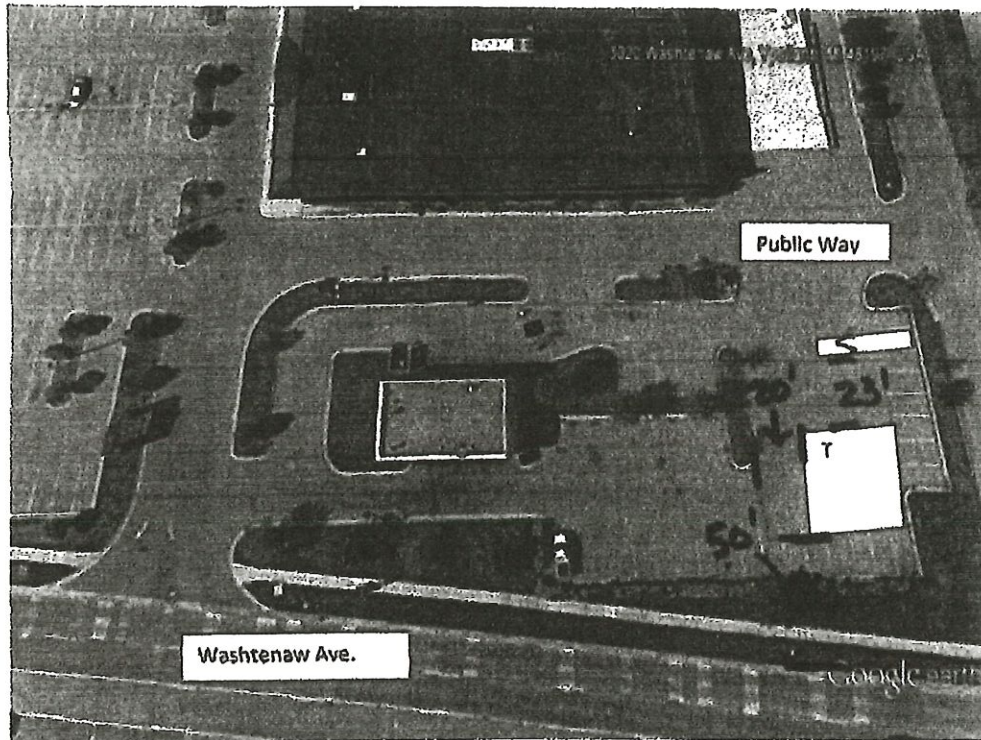
There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

There are over 24 car spaces available for use.

X _____ Date _____

Original is signed by PM

Ypsilanti, 3020 Washtenaw Ave, Ypsilanti, MI. 48197- In Ypsilanti Township- East of Victory Oil Change



T- Tent 40'X40' S- Storage Unit 8'X40 X Generator

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

There are over 24 car spaces available for use.

X _____ Date 11/14/19

YPSILANTI CHARTER TOWNSHIP

Sec. 42-210  . - [Fireworks.]

(a)

Definitions. As used in this section:

(1)

Consumer fireworks means fireworks devices that are designed to produce visible effects by combustion, that are required to comply with the construction, chemical composition, and labeling regulations promulgated by the United States Consumer Produce Safety Commission under 16 CFR parts 1500 and 1507, and that are listed in APA standard 87-1, 3.1.2, 3.1.3, or 3.5. Consumer fireworks does not include low-impact fireworks.

(2)

Firework or *fireworks* means any composition or device, except for a starting pistol, a flare gun, or a flare, designated for the purpose of producing a visible or audible effect by combustion, deflagration, or detonation. Fireworks consist of consumer fireworks, low-impact fireworks, articles pyrotechnic, display fireworks, and special effects.

(3)

Low-impact fireworks means ground and handheld sparkling devices as that phrase is defined under APA standard 87-1, 3.1, 3.1.1.1 to 3.1.1.8, and 3.5.

(4)

Novelties means that term as defined under APA standard 87-1, 3.2, 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 and all of the following:

a.

Toy plastic or paper caps for toy pistols in sheets, strips, rolls, or individual caps containing not more than .25 of a grain of explosive content per cap, in packages labeled to indicate the maximum explosive content per cup.

b.

Toy pistols, toy cannons, toy canes, toy trick noisemakers, and toy guns in which toy caps as described in subparagraph (a) are used, that are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and that are not designed to break apart or be separated so as to form a missile by the explosion.

c.

Flitter sparklers in paper tubes not exceeding one-eighth-inch in diameter.

(b)

Prohibition on use of consumer fireworks. A person shall not ignite, discharge or use consumer fireworks within the township on any day of the year which is not a national holiday, the day before a national holiday, or the day after a national holiday. The national holidays for the purpose of this section are:

- New Year's Day, January 1
- Birthday of Martin Luther King Jr., the third Monday in January
- Washington's Birthday, the third Monday in February
- Memorial Day, the last Monday in May
- Independence Day, July 4
- Labor Day, the first Monday in September
- Columbus Day, the second Monday in October
- Veterans Day, November 11
- Thanksgiving Day, the fourth Thursday in November
- Christmas Day, December 25



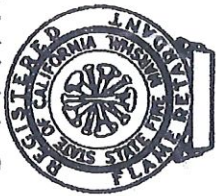
Sign Banner on Tent- Tent is 18' High
5'X16'

IMPORTANT DOCUMENT

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



Date of Manufacture 4/22/98
Order Number 183683

MANUFACTURERS OF THE FINISHED
TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE MI 48066

Certification is hereby made that:

The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109. The method of the FR chemical application is:

Serial #:

(0001)

Description of item certified:

40 x 40 Party Mate Tent

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

JOHN ROYLE & CO
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



COMMERCIAL APPLICATIONS

Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS

Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



WIDER IS BETTER

10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM

Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!





ADDITIONAL REMARKS SCHEDULE

AGENCY Britton-Gallagher and Associates, Inc.		NAMED INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE	(Empty)	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Charter Township of Ypsilanti, the Ypsilanti Township Board of Trustees, jointly and individually; all Ypsilanti Township employees; the City of Ypsilanti; the Ypsilanti City Council, jointly and individually, and all City of Ypsilanti employees, the YCUA Board of Commissioners, jointly and individually; all YCUA employees, agents and consultants, individually."

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Temporary Use Permit – 2299 Ellsworth Road
ZBA 2020-05**

February 7, 2020

CASE

The applicant is requesting a temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003.

APPLICANT

Mr. Richard Tapper
Phantom Fireworks
7376 Rafford Lane
West Bloomfield, MI 48322

LOCATION AND SUMMARY OF REQUEST

The subject property at 2299 Ellsworth Road is located near the intersection of Ellsworth Road and Hewitt Road. In the request dated January 23, 2020, the applicant has proposed to erect a 40'x40' tent for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization of two (2) 8' x 40' steel pods for the storage of items not on display. This steel pods will also be located within the parking lot area 25' from the tent. The lease for the site is from June 10, 2020 to July 16, 2020. The applicant is proposing to operate at this location from June 22, 2020 through July 4, 2020. The proposed operation times are 10:00am to 10:00pm.

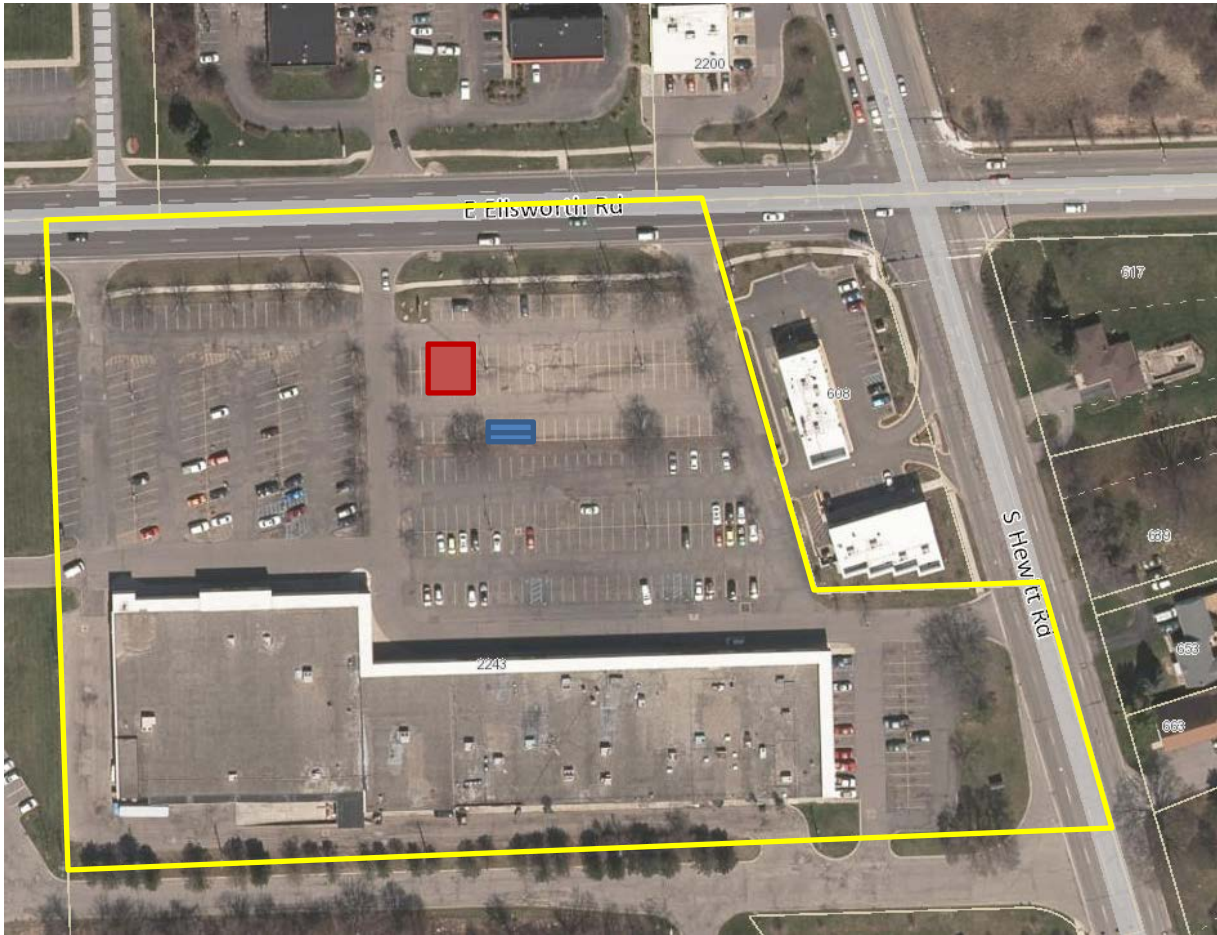
CROSS REFERENCES

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s)

2299 Ellsworth Road

**Not to scale*



Blue rectangles: 8'x40' steel storage pods

Red square: 40'x40' tent

No buildings within 20' of tent/steel storage pod

No vehicle parking within 10' of tent/steel storage pod

Steel storage pod is at least 25' away from tent

SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned B-3, general business and is master planned general commercial.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Commercial	B-3	General Commercial
South	Commercial	B-3	General Commercial
East	Commercial	B-3	General Commercial
West	Commercial	B-3	General Commercial

ANALYSIS

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is of the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of goods, or in this case fireworks.

The applicant has proposed to erect a 40' x 40' tent in order to display and sell what is described as Class 'C' fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have two (2) 8' x 40' storage containers to store good when not on display.

The applicant has provided this office with a certificate of insurance for which is included for your review.

The applicant states that the sales of said fireworks will take place from June 22, 2020 to July 4, 2020. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

Suggested motions: *The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.*

Table

“I move to table the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, to consider comments presented during this public hearing.”

Approve

“I move to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, with the following condition(s):

- All necessary building permits shall be obtained from the Office of Community Standards prior to occupying the tent.
- The applicant shall post, and make available to the public, the Township Municipal Code Section 42-210 “Fireworks” outlining when fireworks may be discharged within Ypsilanti Township.

Denial

“I move to deny the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, due to the following reason(s):

-

Respectfully Submitted,

Charlotte Wilson

Charlotte Wilson
Planning & Zoning Coordinator

RECEIVED
BY CW
JAN 23 2020
YPSILANTI TOWNSHIP
CCS

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: <https://ytown.org>

ZONING BOARD OF APPEALS APPLICATION

I. APPLICATION TYPE

- Variance
 Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
 Administrative Review Appeal

II. PROJECT LOCATION

Address: 2203-2299 Ellsworth Parcel ID #: K-11- Zoning B-3
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330-559-0776
Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
Fax: _____ Email: rtapper@fireworks.com
Property Owner: Sam Ramadian Phone: 859-393-6203
Address: P.O. Box 3185 City: Fairview Heights State: IL Zip: 62208
Fax: _____ Email: sa.triplecrown@yahoo.com

IV. COST AND FEES

Total: \$ 500

Breakdown of fee:	Residential:	\$ 125.00
	Non-residential:	\$ 500.00

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents Sam Ramadian :

1. That Sam Ramadian is/are the owner(s) of lot(s) _____ located in the _____
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2203-2299 Ellsworth and the property is
zoned _____
Address

2. That the petitioner hereby request Temporary Use under Section _____ Article _____ of the Ypsilanti Township
Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article

3. The petitioner further state that RT have/has read and understands the provisions of said zoning ordinance as it
applies to this petition.
Applicant Initial

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Richard Tapper Richard Tapper 1/23/2020
Applicant Signature Print Name Date

All Zoning Board of Appeals Applications	
<input type="checkbox"/> The application is filled out in its entirety.	<input checked="" type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.



Property Name: Ypsilanti Roundtree

Address: 2203-2299 Ellsworth Road, Ypsilanti, MI. 48197

Landlord Lease Terms: June 10th, 2020 through July 16th, 2020

Hours of Operation: June 22nd – July 4th 2020 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'

Fire Proof Storage Unit 8' X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.

Participants-2-4 people

We follow NFPA 1123, 1124, and 1125 regulations.

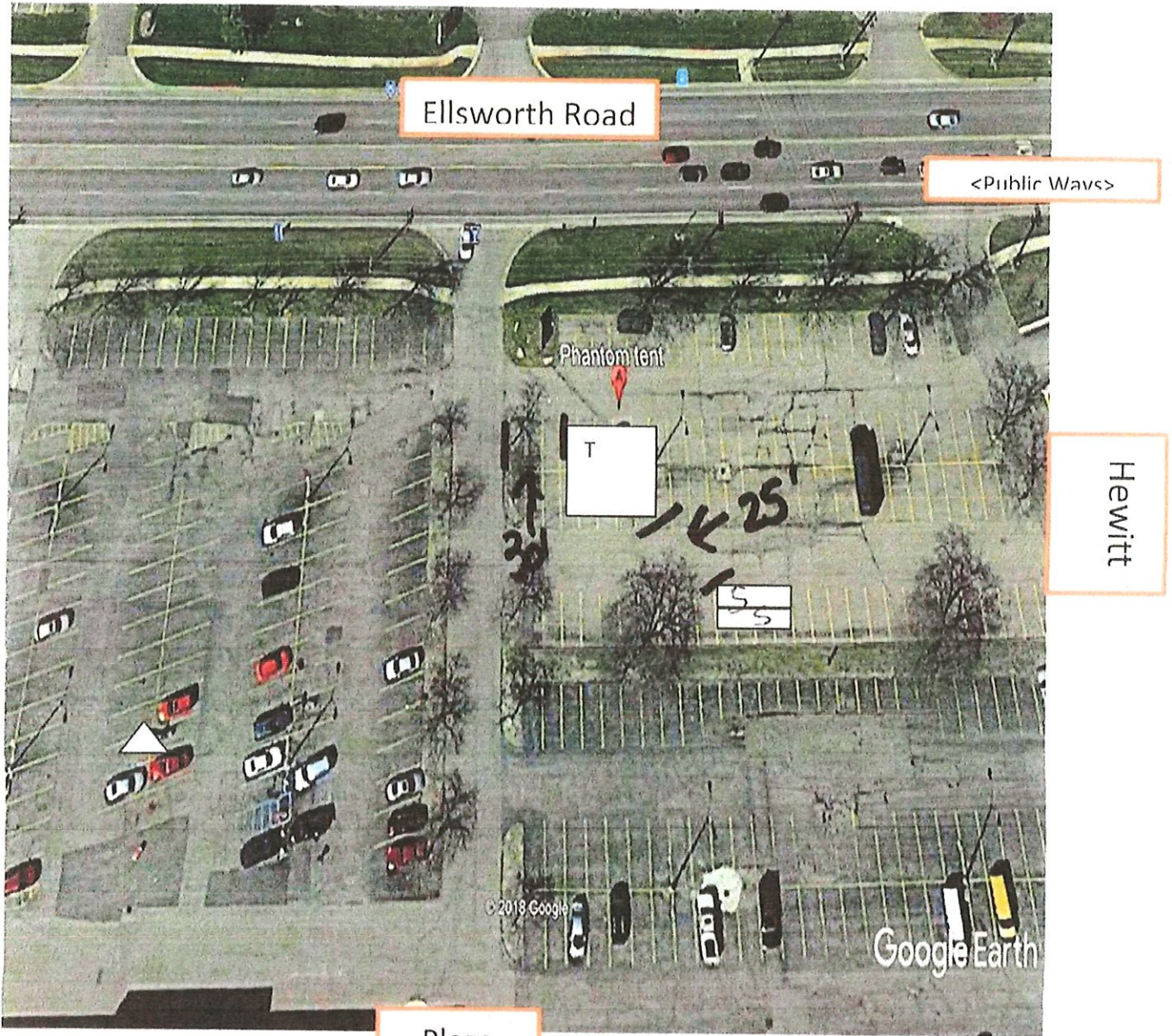
Thank You,

Richard Tapper

State Regional Manager/ Michigan

330-559-0776


Ypsilanti TWP, Roundtree Village, 2203-2299 Ellsworth Road, Ypsilanti, MI. 48197



T-Pole Tent 40'X40' S- 2-Storage Units 8'X40' - X Generator
248 Parking spaces, 227 Parking Spaces Available on Asphalt. There is no parking within 10 feet of the tent.

There are no gas stations, propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet.

There are public ways within 150 feet of the tent and storage unit.

x  Date 4/18/19

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave., Youngstown, OH 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Roundtree Shopping Center
Address: 2203-2299 Ellsworth Road
City: Ypsilanti
ST: MI.
Zip: 48197
County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2020 season.



Signature

Sam Ramadan- President

Name- Please Print – Property Owner/Controller of Property

Triple Crown Management Corp

Company/Title

11/18/19
Date

YPSILANTI CHARTER TOWNSHIP

Sec. 42-210 . - [Fireworks.]

(a)

Definitions. As used in this section:

(1)

Consumer fireworks means fireworks devices that are designed to produce visible effects by combustion, that are required to comply with the construction, chemical composition, and labeling regulations promulgated by the United States Consumer Produce Safety Commission under 16 CFR parts 1500 and 1507, and that are listed in APA standard 87-1, 3.1.2, 3.1.3, or 3.5. Consumer fireworks does not include low-impact fireworks.

(2)

Firework or fireworks means any composition or device, except for a starting pistol, a flare gun, or a flare, designated for the purpose of producing a visible or audible effect by combustion, deflagration, or detonation. Fireworks consist of consumer fireworks, low-impact fireworks, articles pyrotechnic, display fireworks, and special effects.

(3)

Low-impact fireworks means ground and handheld sparkling devices as that phrase is defined under APA standard 87-1, 3.1, 3.1.1.1 to 3.1.1.8, and 3.5.

(4)

Novelties means that term as defined under APA standard 87-1, 3.2, 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5 and all of the following:

a.

Toy plastic or paper caps for toy pistols in sheets, strips, rolls, or individual caps containing not more than .25 of a grain of explosive content per cap, in packages labeled to indicate the maximum explosive content per cup.

b.

Toy pistols, toy cannons, toy canes, toy trick noisemakers, and toy guns in which toy caps as described in subparagraph (a) are used, that are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and that are not designed to break apart or be separated so as to form a missile by the explosion.

c.

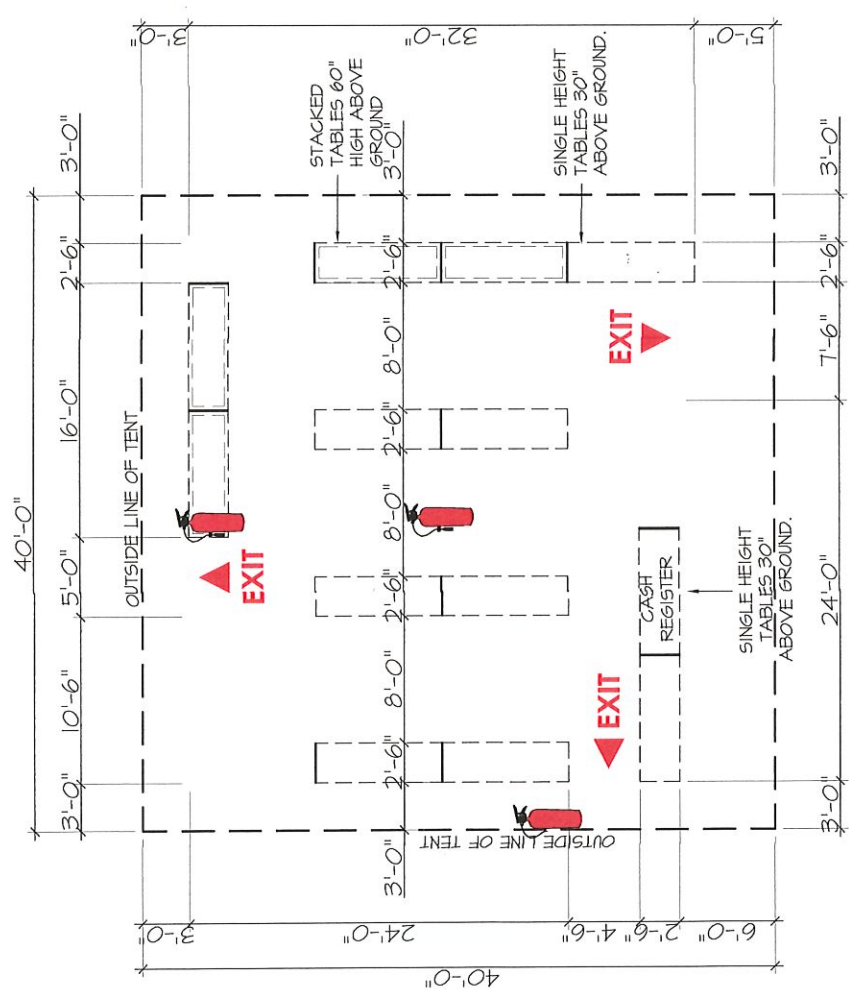
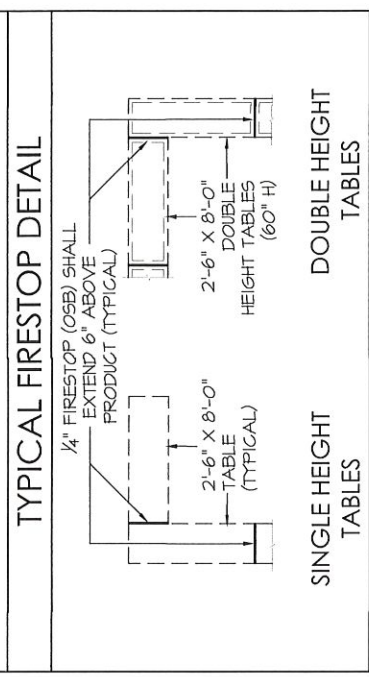
Flitter sparklers in paper tubes not exceeding one-eighth-inch in diameter.

(b)

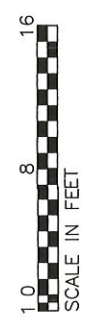
Prohibition on use of consumer fireworks. A person shall not ignite, discharge or use consumer fireworks within the township on any day of the year which is not a national holiday, the day before a national holiday, or the day after a national holiday. The national holidays for the purpose of this section are:

- New Year's Day, January 1
- Birthday of Martin Luther King Jr., the third Monday in January
- Washington's Birthday, the third Monday in February
- Memorial Day, the last Monday in May
- Independence Day, July 4
- Labor Day, the first Monday in September
- Columbus Day, the second Monday in October
- Veterans Day, November 11
- Thanksgiving Day, the fourth Thursday in November
- Christmas Day, December 25

- ### GENERAL NOTES
- TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
 - TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
 - SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
 - STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
 - THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
 - ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
 - WEIGHT OF PRODUCT IS 10,400 POUNDS.
 - FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
 - PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
 - PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40 x 40 TENT IS 21.25%.



A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
A-1.04 SCALE: 1/8" = 1'-0"





Sign Banner on Tent- Tent is 18' High
5'X16'

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



Date of Manufacture 4/22/98
Order Number 183683

MANUFACTURERS OF THE FINISHED
TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE MI 48066

Certification is hereby made that:

The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109. The method of the FR chemical application is:

Serial #:

(0001)

Description of item certified:

40 x 40 Party Mate Tent

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

JOHN BOYLE & CO
STATESVILLE, NC

Name of Applicator of Flame Resistant Finish



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



COMMERCIAL APPLICATIONS Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



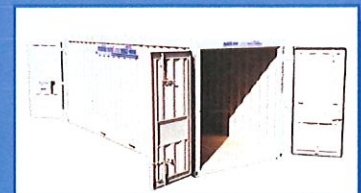
WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Britton-Gallagher and Associates, Inc.		NAMED INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Ypsilanti; the Ypsilanti City Council, jointly and individually, and all City of Ypsilanti employees; the YCUA Board of Commissioners, jointly and individually; all YCUA employees, agents, and consultants, individually.

NEW BUSINESS

A. NONE

OPEN DISCUSSION

- a. Correspondence Received- None
- b. ZBA Members
- c. Members of the audience

PLANNING COMMISSION REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP BOARD REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP ATTORNEY REPORT

THERE IS NO WRITTEN REPORT

OTHER BUSINESS

1. Any other business that may come before the Zoning Board