

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE FEBRUARY 9, 2021 REGULAR MEETING**

Chair Sally Richie called the meeting to order at 6:29pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Stan Eldridge, Larry Doe, Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, and Muddasar Tawakkul.

Commissioners Absent: None

Others in Attendance: Heather Jarrell Roe, Ypsilanti Township Clerk; Jason Iacoangeli, Planning Director; Belinda Kingsley, Planning & Development; Rois Savidis, owner of Crazy Crab; Todd Ballou, Focus Design, Architect for Crazy Crab; Elliott Smith, OHM; Brenda Stumbo, Township Supervisor; Gloria Peterson, Township Board of Trustees; Debbie Swanson, Township Board of Trustees; Michelle Towler, OCS Clerk.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE NOVEMBER 24, 2020 REGULAR MEETING MINUTES**

A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to approve the Minutes of the November 24, 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**

None

**7. NEW BUSINESS**

**A. CRAZY CRAB RESTAURANT AND BAR - 2800 WASHTENAW AVE - SKETCH SITE**

**PLAN-** To consider a Sketch Plan for the change in use of the old Big Boy Restaurant

to a Crazy Crab Restaurant with alcohol sales. Located at 2800 Washtenaw Ave. Parcels K-11-06-325-009 and K-11-06-325-014.

Jason Iacoangeli, Planning Director stated this is a project for a change in use for a building located at 2800 Washtenaw formerly known as the Big Boy restaurant and the new use being proposed is Crazy Crab restaurant, which is going to be a restaurant with the sale of alcohol. The Township Zoning Ordinance requires a change in use to go through a Sketch Plan review, which is basically the same as an Administrative Site plan except it gets sent to the Planning Commission for approval instead having the Planning Director approve the plan.

These folks have done a good job putting together a site plan that was reviewed by the Township's consultants. The zoning for the Big Boy restaurant is B3, and the zoning for this project will not change. The sidewalk improvement was placed in front of this location as a part of Ypsilanti Township's effort to put sidewalk down Washtenaw as part of the Re-Imagine Washtenaw program. Some of the exterior improvements that the owners are proposing are rearranging parking, to accommodate a new loading area; fix the dumpster enclosure; upgrade the lighting on site and; plant some new landscaping. They will not be changing façade but they will be proposing new signage and understand that it is under a separate permit.

Todd Billou with Focus Design the Architect for the project. He is ok with the request to remove one parking space on NW corner of parking lot because it appears to be too narrow/short. The Architect and Property Owner have agreed to put in bumper blocks at the 11 parking spaces, to make the sidewalk wide enough to be in compliance with the Township Code.

Elliot Smith with OHM, Ypsilanti Township's engineering firm, spoke concerning the parking space removal and the concrete/asphalt dumpster pad. He was satisfied with the Architects answers.

Commissioner Sinkule requested security cameras that continually record and the footage will be provided to Washtenaw County Sheriff's Department, if needed.

Rois Savidis, Property Owner of 2800 Washtenaw stated that they do have 3 security cameras and will provide any footage to WCSD as needed.

Commissioner Eldridge asked if the PO would be willing to upgrade the security cameras if necessary, and work with OCS to make sure they are what is needed. The PO stated he would.

Commissioner Eldridge also asked if they were going to be able to see the plans for updates to the interior. Mr. Iacoangeli, Planning Director stated that those plans will be handled by the Building Department at Ypsilanti Township.

Mr. Savidis, spoke of the Crazy Crabs ownership and also spoke about the lease agreement between him and the Crazy Crab regarding the liquor license. Mr. Savidis stated that the liquor license will remain in Ypsilanti Township, and they have a clause in their contract with Crazy Crab stating that the license will remain with the building. If Crazy Crab were to cease to operate in this location Mr. Savidis will buy the license back.

The liquor license transfer to Crazy Crab will need to go through the Ypsilanti Township Liquor License Board.

**A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to approve the Crazy Crab restaurant and bar at 2800 Washtenaw Avenue Sketch/Site plan for change in use of the old Big Boy restaurant to a Crazy Crab restaurant with alcohol sales with the following conditions;**

**That one parking space be removed from the NW corner of the parking lot.**

**Security cameras be approved by the Director of Community Services and be able to store 45 days of video that can be provided to law enforcement upon request.**

**Parcels K-11-06-325-009 and K-11-06-325-014. The motion carried as follows;**

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

**Tawakkul: Yes      Eldridge: Yes**

**B. NOTICE OF A TERMINATION OF FARMLAND PROTECTION AGREEMENT** for the property at located at 7200 Bunton Rd. also known as Parcels K-11-34-100-009 and K-11-35-100-008 to receive comments from the Planning Commission.

Heather Roe, Ypsilanti Township Clerk, stated that the Property Owner's entered into PublicAct 116, which is a tax exemption for farmland owners. Ypsilanti Township's Board signed off on this in 2009, it was good for 10 years, expiring in 2019. The Property Owners filed for a Farmland Exemption Act which is similar to PA116. The termination of the Farmland Exemption Act is very similar to terminating a PA116. Through the termination of this, the Planning Commission is being asked to provide comment on this.

Commissioner Richie asked why the Property Owners are looking to do this, Clerk Roe stated that she believes that they intend to sell the property.

Further discussion regarding what Clerk Roe needs as far as letters or comments to address the termination of the Farmland Exemption Act.

Commissioner Sinkule asked how large the parcels were, Clerk Roe stated that the property is between 52 and 56 acres. He also asked if the plan was to develop this land or keep it agricultural. Our Master Plan states that due to the limited amount of agricultural land in Ypsilanti Township, our goal is to keep as rural as possible.

Mr. Iacoangeli stated that the parcel is part of the part of the rural preservation area, the parcel is zoned R3, single family residential.

Commissioner Doe asked if the Property Owners will have to pay back the taxes exempted for the past 2 years. Clerk Roe, stated yes, she believes they will.

Commissioner Krieg accessed the Master Plan and stated that the parcel is zoned open space/rural/residential.

Mr. Iacoangeli offered to draft a letter on the Planning Commissions behalf of the taking into consideration of Ypsilanti Township Master Plan in regards to the removal of the Farmland Exemption, and other comments from the Commissioners. This letter will be provided to Clerk Roe.

#### **C. 2021 YPSILANTI TOWNSHIP MEETING SCHEDULE - REVIEW AND APPROVAL**

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

Chair Richie asked about a listing of current Township Projects that have been started, Mr. Iacoangeli stated that report should be provided by the next Planning Commission meeting.

#### **D. ELECTION OF OFFICERS FOR 2021**

**A motion was made by Commissioner Eldridge, supported by Commissioner Tawakkul to approve that Planning Commission's 2020 Officers continue their same roles in 2021. The motion carried unanimously.**

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

#### **A. CORRESPONDENCE RECEIVED**

Mr. Iacoangeli forwarded along a Master Plan draft from the City of Ypsilanti, and it is available for review and comment until 3/18/21.

Ms. Kingsley forwarded upcoming ZBA actions for the City of Ypsilanti, for the Planning Commission's review.

#### **B. PLANNING COMMISSION MEMBERS**

Chair Richie asked, if Gault Village for sale? Mr. Iacoangeli stated it is now on the market and being actively marketed.

**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**

West Michigan Avenue Tennis facility plans came in for conditional rezoning and will be eligible to go in front of the Planning Commission for preliminary site plan approval sometime in March. All signs point to a busier 2021 than 2020.

**13. OTHER BUSINESS**

None

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

The meeting was adjourned at approximately 7:22pm

