

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
MINUTES OF THE MARCH 23, 2021 REGULAR MEETING**

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

Commissioners Present: Chair Sally Richie, in Ypsilanti Township and Commissioners Gloria Peterson in Ypsilanti Township, Larry Doe in Ypsilanti Township, Bill Sinkule in Ypsilanti Township, Laurence Krieg in Ypsilanti Township, Elizabeth El-Assadi in Ypsilanti Township, and Muddasar Tawakkul at the Dallas Airport.

Commissioners Absent: None

Others in Attendance: Jason Iacoangeli, Planning Director; Belinda Kingsley, Planning & Development; Elliott Smith, OHM; Dennis McClain, Township Attorney; Brenda Stumbo, Township Supervisor; Michelle Towler, OCS Clerk; Audrey Stahrr, Township Resident; Fareed Mojaradi, Architect for Ypsilanti Tennis Club, Miodrag (Misha) Rakic, Property Owner 3160 W. Michigan Ave; Representative from Marriott-Kolbrook; Vince Carnes, Ypsilanti Township Resident.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF THE FEBRUARY 9, 2021 REGULAR MEETING MINUTES**

**A motion was made by Commissioner Krieg, supported by Commissioner Sinkule to approve the Minutes of the February 9, 2021 Regular Meeting. The motion carried unanimously.**

**4. APPROVAL OF AGENDA**

**A motion was made by Commissioner Doe, supported by Commissioner Tawakkul to approve the agenda. The motion carried unanimously.**

**5. PUBLIC HEARINGS AND PLAN REVIEW**

None

**6. OLD BUSINESS**

None

## 7. NEW BUSINESS

### A. YPSILANTI TENNIS CLUB – 3160 W. MICHIGAN – FULL SITE PLAN – TO CONSIDER A FULL SITE PLAN FOR CONSTRUCTION OF A 39,700 S.F. TENNIS TRAINING FACILITY CONSISTING OF FIVE INDOOR AND SIX OUTDOOR TENNIS COURTS, ALONG WITH SUPPORT AREAS WITH LOCKERS, SHOWERS, SHOPS AND EXERCISE AREAS. LOCATED AT 3160 W. MICHIGAN AVE PARCEL K-11-18-340-001.

Jason Iacoangeli, Planning Director; stated that this site plan was a part of the conditional re-zoning of this property as part of this project. Property is zoned B3, General Business. It received its conditional rezoning from the Planning Commission and the Ypsilanti Township Board of Trustees.

Currently before the Planning Commission tonight is Approval for preliminary site plan and special land use approval after a Public Hearing for the use for outdoor recreation. Some of the things these folks in the staff report that you will see, have some issues that I'll let them speak to you on.

They have some Tree mitigation is looking to make a request with the Ypsilanti Townships Board of Trustee's based on the amount of tree's they're going to need to mitigate. The site is wood lot between I-94 and Michigan Avenue and the Pines of CloverLane on US-12. There is a substantial amount of tree's that will need to be mitigated and these folks are looking for relief on that portion of the Ordinance.

Also you have seen in the past, they are also asking for an Architectural Materials waiver, as the Planning Commission knows that the Planning Commission has the ability to waive the use of masonry material in lieu of other materials, for portions of the building that may not front on public roadways or because the expanse of the building length is considered extreme and it would be a detriment to the cost of building the building with that type of material for the sides that may not be seen by the public.

A condition of your approval Need to seek a variance for height, as this Tennis Facility's height will exceed the regular height allowed in the B3 district.

They have surveyed about 650 trees on that site that are 8 inches and above and 342 trees will be removed. In this instance there would be 100% tree replacement, so that is the portion of the Ordinance that they are looking to seek relief from.

Again these folks are going to need to get a waiver from the Planning Commission for building material, if you so choose or see that this is a hardship.

The Zoning Board of Appeals must approve the height variance, as it will exceed the B3 zoning standards.

Chair Richie asked if tree mitigation is supposed to be suggested by the Planning Commission, to the Board of Trustee's. Mr. Iacoangeli stated that the Planning Commission can recommend that the Board of Trustee's approve the waiver.

Commissioner Sinkule asked of Mr. Iacoangeli, regarding the building materials waiver and north and east side, visible sides of the building both of which are pretty visible. And

that is pretty concerning to me. He stated that he would like to see the building look good from the road.

Chair Richie asked if there are plans showing how the building would look from the highway side.

Fareed Mojaradi, Architect for project, stated that they don't have drawings showing the road side of the building. The elevations indicate that the brick is about 3 or so feet and we have extensive brick in the front and the back is all wooded. In the winter months the panel can be seen from the highway. We were told we could seek a waiver and generally speaking these buildings are all entirely metal except partially the front. A lot of brick would cost a lot of money.

Mr. Iacoangeli asked the Planning Commission to look at sheet L4, the nature preserve that will be kept in place, really wraps around the north side of the building and the Tennis Courts would be next to that and there is a small section where Commissioner Krieg isn't concerned about the appearance of it  
Commissioner Doe stated Styrofoam was used at the Hampton, maybe this would be something that can be used.

Chair Richie isn't concerned with the look of it either. Because it will only be seen from the I-94 exit ramp.

Commissioner Tawakkul is good with the materials being requested.

Mr. Iacoangeli stated that the Special Land Use that these folks are looking to seek is for outdoor recreation which is a special land use in the B3 district. This is in support of the 6 outdoor tennis courts that will be at the side of this facility.

### **The public hearing opened at 6:47pm**

Vince Carnes, Ypsilanti Township resident, residing at 4785 Munger Rd. What is the waiver for the height? Is that part of the Township decision? Or just the look of the building? What is the standard height for the building?

Mr. Mojaradi stated the Township Zoning maximizes the height of sports facilities to 25ft, however tournament tennis requires 37ft height at the midpoint. The PO will definitely have tournaments at this facility, so they would need the 37ft otherwise they wouldn't be able to construct this facility.

Mr. Carnes asked what the maximum height of the facility would be?

Mr. Mojaradi stated that the height would be just over 37ft to include the proper building materials.

Mr. Carnes asked if there was any consideration to the impact on Traffic flow.

Mr. Iacoangeli stated that the applicants have as a part of this overall plan and development had to submit Traffic Impact studies, looking at the traffic impact this particular facility would have on the surrounding area and the traffic impact study came back saying that the Tennis Facility will not create any more traffic than a regular shopping plaza. The hours the Tennis Facility would be utilized would be off-peak. MDOT already approved the Tennis Facility's permit.

Mr. Carnes asked what the Tennis Facility's hours would be, Mr. Rakic, owner of the proposed Tennis Facility, replied 7am-9pm.

Mr. Carnes asked if Mr. Rakic owns other Tennis Facilities, Mr. Rakic stated that he does not, but his brother does own the Ann Arbor Tennis Facility. ATP has created standards for the size of its tournament facilities. This proposed facility would not exceed that size.

Further discussion regarding the traffic in the area of the proposed facility occurred. The questions were already asked and answered above.

Chair Richie asked what kind of tournaments will be played at the facility.

Mr. Rakic stated that all types of tournaments will be played at the facility, from kids 10 & under to Adults. There wouldn't be a limit to the type of tournament that could be played at the facility but Mr. Rakic doubt's that there will be any Professional tournaments.

### **The public hearing closed at 6:56pm**

Commissioner El-Assadi asked about lighting and security. Is there any lighting on the outside of the building besides the lighting on the tennis courts? Is there any kind of security or cameras?

Mr. Iacoangeli stated their lighting plan has a total of 48 light fixtures on site; 28 are pole parking lot lights, and drive aisle lights; 12 are building lights; 8 pole lights for the outdoor tennis courts. The plan has not discussed security cameras.

Commissioner Sinkule asked again if there is a security camera system outside. Mr. Iacoangeli stated that the plan doesn't have security cameras yet.

Commissioner Krieg stated that security cameras have been a requirement for about the last 5 or 10 years. The township requests businesses install high definition security cameras and 45 day storage capability to be shared with law enforcement, if requested. Is that a condition that the PO can meet? Can the video be shared with Law Enforcement?

The Property Owner, Mr. Rakic stated that he is very open to installing security cameras and is also willing to provide footage to law enforcement if needed.

**A motion was made by Commissioner Sinkule, supported by Commissioner El-Assadi, to approve the request for Special Land Use permit for Ypsilanti Tennis Facility an outdoor recreational use located at 3160 W. Michigan parcel K-11-18-340-001 with the following conditions;**

- 1. Applicant shall address remaining review comments from consultants, agencies, departments.**
- 2. Variance for building height to be considered and approved by Ypsilanti Township Zoning Board of Appeals to accommodate the additional height of the Tennis Facility.**
- 3. A waiver for the trees is granted by the Township Board of Trustee's or the Applicant will pay into the Township's Tree Fund or provide the required tree's on-site per Ordinance standards.**
- 4. Applicant will obtain all applicable agency permits.**
- 5. Applicant shall obtain on-site security camera system with a 45 day window to be reviewable by law enforcement.**

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

**A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi, to approve Preliminary Site Plan for Ypsilanti Tennis Facility an outdoor recreational use located at 3160 W. Michigan parcel K-11-18-340-001 with the following conditions;**

- 1. Applicant shall address remaining review comments from consultants, agencies, departments.**
- 2. Variance for building height to be considered and approved by Ypsilanti Township Zoning Board of Appeals to accommodate the additional height of the Tennis Facility.**
- 3. A waiver for the trees is granted by the Township Board of Trustee's or the Applicant will pay into the Township's Tree Fund or provide the required tree's on-site per Ordinance standards.**
- 4. Building materials shall be allowed to deviate from the standards of section 2125, as the proposed architecture of the building meets the spirit of the ordinance.**
- 5. Applicant will obtain all applicable agency permits.**
- 6. Applicant shall obtain on-site security camera system with a 45 day window to be reviewable by law enforcement.**

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

**B. ANN ARBOR MARIOTT – PROPOSED BANQUET FACILITY – 1275 S. HURON ST. – TO CONSIDER A SKETCH SITE PLAN TO CONSTRUCT A ONE-STORY 4,970 S.F. BANQUET FACILITY ON A SLAB ADJACENT TO THE HOTEL.  
LOCATED AT 1275 S. HURON ST. PARCEL K-11-38-150-007**

Mr. Iacoangeli, Planning Director, this is a project that is being done by Kolbrook Design on behalf of the Marriott. The Marriott has been utilizing a large commercial grade tent space for outdoor events, the last handful of years. What this project is attempting to do is to replace that space with a permanent building that can be used for weddings, gatherings, etc. We've required them to get sketch plan approval which requires your approval through site plan, really the location has already been set. A lot of the infrastructure as far as restrooms, sidewalks, and landscaping are already there. A few of the issues that will need to be addressed as a part of this project is the relocation of a fire hydrant to satisfy the Fire Marshall as well as providing some engineering drawings that basically prove the engineering feasibility of the access road that wraps around the side of the hotel back to this facility, in the event that it ever needs to be utilized by the fire department. We believe that they have demonstrated in their sketch plan the site plan. All of the bones of a site plan are here and we can work with the applicants to get the fire hydrant relocated to meet the concerns of the Fire Marshall and Township Engineer as well as to have them demonstrate the engineering feasibility for the access road. Mr. Iacoangeli asked Elliott Smith from OHM, Ypsilanti Townships Engineering firm to speak on this.

Elliott Smith, Engineer at OHM, stated the existing tent is on a concrete slab that is going to be removed and re-engineered for a permanent structure. It will be Fire Suppressed, and currently the big comment in our letter is comment #5. Comment #5 states part of the engineering standards requires that all hydrants cover 250 feet and enclose all building corners, currently that is not happening. The applicant has noted that during detailed engineering that they are more than willing to accommodate that. They can do that one of two ways; they can either extend the southern hydrant, move it more north towards the building; or they can do a loop system. But as far as site circulation for the sketch site plan review they are not adding any additional impervious surface, they are not adding any sidewalks, and nothing has influenced the ADA. Everything is really staying in place except for the existing concrete slab where the tent is at. We would recommend that the Planning Commission consider this and that any other outlying deficiencies can be addressed or in-detailed.

Chair Richie asked Mr. Iacoangeli if this would come back to the Planning Commission, and Mr. Iacoangeli stated that it would next go to the Administrative Final Site Plan and Engineering review stage and then after that they would be ready for a pre-construction meeting. Then they would proceed with Building Permit applications. Chair Richie asked if they are just to approve the concept of the Site Plan, and everything else will be worked out by the Planning/Building departments at Ypsilanti Township. Mr. Iacoangeli stated that between OHM and himself that they have committed to working out the remaining issues,

and nothing is really moving. The site is what it is, they are just going to be making a permanent building where there was once a temporary structure.

**A motion was made by Commissioner Sinkule, supported by Commissioner Doe to approve the request for sketch site plan to construct a one story 4,970 S.F. BANQUET FACILITY ON A SLAB ADJACENT TO THE HOTEL.**

**LOCATED AT 1275 S. HURON ST. PARCEL K-11-38-150-007 with the following conditions;**

- 1. Applicant shall address remaining review comments from consultants, agencies, departments.**
- 2. Applicant will obtain all applicable agency permits.**
- 3. Applicant will supply a set of detailed engineering plans satisfying the conditions of the Planning Department.**

**Sinkule: Yes**

**Krieg: Yes**

**Doe: Yes**

**El-Assadi: Yes**

**Richie: Yes**

**Tawakkul: Yes**

**Peterson: Yes**

**C. 2020 PLANNING COMMISSION REPORT TO THE BOARD – TO CONSIDER SUBMITTING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROVIDED 2020 PLANNING COMMISSION REPORT PURSUANT TO SECTION 19(2) OF THE MICHIGAN PLANNING ENABLING ACT, PA 33 OF 2008 AND SECTION 3C OF THE ADOPTED PLANNING COMMISSION BY-LAWS**

Belinda Kingsley, Planning and Development stated, this is a report of what activities were undertaken last year, Calendar year 2020 by the Planning Commission. There were 10 meetings, 15 action items, and that was down a little bit from 2019 because of COVID and everything else was down a little bit. The 2<sup>nd</sup> page is the action summary that gives you the breakdown for each of the individual meetings and shows which meetings were cancelled. There is the full list of meeting dates for 2020. The last page is an attendance sheet that shows who was at each of the meetings and their attendance percentages at the end. The changes were that Jason resigned from the Planning Commission in order to take his current position at Ypsilanti Township. Elizabeth El-Assadi was appointed in the end of January to replace him. As was mentioned this will be forwarded to the Board of Trustee's.

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

### **A. CORRESPONDENCE RECEIVED**

None

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

Commissioner Krieg stated that the Planning Commission Meeting minutes are beginning to look more appropriate.

(Thank you!! 😊)

### **C. MEMBERS OF THE AUDIENCE**

None

### **9. TOWNSHIP BOARD REPRESENTATIVE REPORT**

Commissioner Peterson stated on March 16<sup>th</sup> the 2<sup>nd</sup> reading of the Ordinance extending the time period on the prohibition of recreational marijuana establishments in Ypsilanti Township, we extended that for another year due to COVID.

Also, during the March 16<sup>th</sup> Board of Trustee's meeting, the proposed mileage is in the package to view. The Board will be taking a vote at the next meeting. Also to prepare the language to go to the county by the 27<sup>th</sup> and hopefully to be on the August 3<sup>rd</sup> ballot.

The Township is open now, also yard waste pickup begins on the 5<sup>th</sup>. Compost is open Monday through Saturday, there is no brush pickup. However, bundling's can be put out to the curb every week for pick up.

We have a couple of vacancies in employment, Clerk in the Court, an Ordinance Assistant job, Assistant Golf Pro job, and a Clerk III.

COVID-19 shots pop up's for 16 & up go to Washtenaw County Health Department to sign up.

Applied for a Grant for Clubview Tennis Courts, and we are working on Loonfeather Park. US12 improvements are out for bids.

Thursday, March 25<sup>th</sup> will be the last day for the free face mask give away at Ford Lake Park Ranger House between 10am and 2pm.

### **10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None

### **11. TOWNSHIP ATTORNEY REPORT**

None

### **12. PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli stated the Planning Department is ramping up. Anticipate another April meeting with a pretty full agenda as well.

Commissioner Sinkule asked when the Planning Commission meetings would start up in person again.

Supervisor Stumbo spoke and stated that she does want to meet in person but the Washtenaw County Health Department declared a public emergency, so we cannot meet in person until that is lifted.

### **13. OTHER BUSINESS**

None

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

The meeting was adjourned at approximately 7:25pm



