

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE APRIL 27, 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 Elizabeth El-Assadi in Farmington, Larry Doe in Ypsilanti Township, Bill Sinkule in Ypsilanti Township, Laurence Krieg in Ypsilanti Township, Gloria Peterson in Ypsilanti Township, and Muddasar Tawakkul driving through Dearborn.

Commissioners Absent: None

Others in Attendance: Jason Iacoangeli, Planning Director; Belinda Kingsley, Planning & Development; Elliott Smith, OHM; Dennis McClain, Township Attorney; Michelle Towler, OCS Clerk; Ardis Lewis, Tenant of 3011 E. Michigan Ave; Nick Talmes, Property Owner of 3011 E. Michigan Ave; Ken Moreland, Architect for 3011 E. Michigan Ave; Audrey Staher, Ypsilanti Township Resident.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MARCH 23, 2021 REGULAR MEETING MINUTES

The meeting minutes for the March 23, 2021 weren't complete at the time of this meeting, they will be approved at the next Planning Commission meeting.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

None

6. OLD BUSINESS

None

7. NEW BUSINESS

- A. 3011 EAST MICHIGAN AVE. K-11-01-430-003 SKETCH PLAN - PRIVATE CLUB MEN LIKE US – TO CONSIDER A SKETCH PLAN FOR A THE REUSE OF AN EXISTING 5,400**

SQUARE FOOT BUILDING AT 3011 EAST MICHIGAN AVE FOR PRIVATE CLUB A
PERMITTED USE IN THE B-3 GENERAL BUSINESS DISTRICT.

Jason Iacoangeli, Planning Director, stated this is a sketch plan review for a private club which is a permitted use in the B3 general business district. The private club is called "Men Like Us." This building is located at 3011 E. Michigan Ave and the plans were sent out for review and had some review comments come back, particularly from the Carlisle-Wortman associates and OHM engineering. YCUA had no comments due to the fact that this is an existing building. This building was a restaurant and a carpet store previously. The Fire Department reviewed the plan as well and had no comments. They aren't proposing to do any work in the right away for Michigan Avenue, so MDOT had no comments. However, in reviewing this there were some comments on behalf of CW with regard to the plan that was submitted. Their recommendations were approval with the subject conditions to confirm that the applicant of removing a portion of the asphalt adjacent to the north and south sides of the existing building. Providing a lighting plan pursuant to section 2010 for site lighting and providing landscaping according to section 2108. Since the letter was written, the applicants have revised their plans to address most of these remaining issues called out by CW including some landscaping to be provided around the perimeter of the building also some additional landscaping both on the Holmes Road frontage and Michigan Avenue frontage which is consistent with the Townships Ordinance. Some of the other items that they are doing in order to bring the building into compliance, providing the necessary barrier free spaces in the front of the building as well as a new dumpster enclosure. This business doesn't have an existing dumpster enclosure, with building material that would match the building.

Elliott Smith, OHM stated that the letter in the Planning Commission packet from OHM dated April 6, 21, did not recommend approval at that time. April 15th the Applicant re-submitted and all of the comments in the letter from April 6th had been addressed, and now OHM would recommend approval. A few caveat's of recommendations for the Applicant, they are putting the dumpster enclosure on asphalt typically we like to see it on concrete with a little pad extended it's not a requirement but it definitely extends the life of the enclosure.

We would recommend this from an engineering standpoint.

Chair Richie asked if the lighting was addressed.

Mr. Iacoangeli stated, no it was not. Any approvals that the Planning Commission might have would likely be subject to some of the conditions that are provided in the Staff Report. We are recommending that any approval be conditioned to include a landscaping plan and a lighting plan, as well as;

1. Applicant shall address remaining review comments from consultants, agencies, departments.
2. Applicant will obtain all applicable agency permits.

3. Applicant shall obtain on-site security camera system with a 45 day window to be reviewable by law enforcement.

Commissioners questions regarding this project.

Commissioner El-Assadi asked about hours of operation, number of members?

Commissioner Krieg asked if they will be preparing meals at their facility.

Commissioner Doe asked how the group is funded.

Commissioner Peterson asked if private events are allowed, if so during what hours. Weddings?

Who will they be renting to?

Commissioner El-Assadi private rentals for only members or others?

Commissioner Sinkule asked what type of community events and philanthropic fundraising type of events?

Chair Richie asked Mr. McClain would they be able to get a temporary permit to serve liquor.

Dennis McClain, Township Attorney, stated private clubs are regulated by the liquor control commission as far as their liquor usage and if they have events.

Commissioner Tawakkul is wondering the intent of this organization. The plans state it is for mentoring and it now appears as if events will be held there.

Commissioner Krieg asked if the asphalt to the North & South is required to be removed or do we want to know what their plans are?

Commissioner Peterson what would the age group be for mentoring? Is there an educational program too?

Chair Richie asked if concrete can be used for the dumpster enclosure.

Ardis Lewis, Tenant of 3011 E. Michigan Ave. stated that would not be a problem.

Chair Richie asked for plans for the club and what they plan on doing.

Mr. Lewis, stated that they live locally in the Ypsilanti Community, the group is age 40 and up, they are grown men. Some of our brothers are married. We decided to come together to try and be a good force in the neighborhood/community. We have participated in community cleanup in the Parkridge neighborhood, with the Mayor of Ypsilanti. We were involved in a "Stop the Violence" rally this past weekend. We want to put together a group of men that are like-minded to be able to offer growth and development for young men in the community, because right now we don't have a lot of positive black males doing something in the neighborhood. We want to be a positive influence. As far as the mentoring, we will have speakers come in to mentor kids as far as teaching them pipe-fitting skills, or electrical skills. As far as weddings, only the 16 brothers that are members of the club would be allowed to utilize the club. They will not be renting the property out. They would like to be able to network with like-minded people.

Chair Richie asked what would be the age group of the kids that would be mentored. Where would the group's community events be held? What would be the hours at the club?

Mr. Lewis stated primarily teenagers would be the group they are mentoring. The group is made up of professional business men that all have something to give back to the community and would like to use this club to do so. They won't be using the kitchen at this time. Their events could be held in at the club, in their parking lot, or within the community. The hours aren't really set, but there could be someone at the club any time between 10am and 11pm.

Chair Richie asked where does the groups funding come from.

Mr. Lewis stated that the members pay dues and fundraising, accept donations

Commissioner Peterson is all for mentoring. She asked if they have a platform, what is your agenda for these men and what are they going to do this year.

Mr. Lewis is putting together plans like this. Teaching young men basic skills.

Commissioner Peterson asked if there would be a fee to attend.

Mr. Lewis stated that all programs are sponsored and free.

Commissioner Peterson would like to know if there was a lease submitted to the Township.

Mr. Lewis stated that yes, there was.

Commissioner El-Assadi asked if there was a membership fee, and application. What is the process to join? Is there insurance on the property?

Mr. Lewis stated that there is an application to join the club and a potential new member would go through an interview process with their Board of 5.

Mr. Lewis stated that there was a million dollar insurance policy on the property, under the non-profit.

Commissioner Tawakkul asked if they have thought about partnering Washtenaw My Brother's Keeper program. How are you selecting the kids? Once the non-profit is established, will most of your programs be run through that?

Mr. Lewis stated he would like to discuss this further with Mr. Tawakkul. We are starting with kids from the neighborhood and urban areas in Ypsilanti. Yes, once the non-profit is established all of their programs will be run as a part of that.

Commissioner Peterson asked what other events will be included in the lease?

Mr. Lewis stated that the Ordinance states that the property is approved for public assembly.

Commissioner Krieg stated that the community does need things like this. He'd like to thank Mr. Lewis for the initiative he's taking, and wish him the best.

A motion was made by Commissioner Sinkule, supported by Commissioner Doe to approve the request for a Sketch Site Plan for the "Men Like Us" private club located at 3011 EAST MICHIGAN AVE. K-11-01-430-003 with the following conditions;

- 1. Applicant shall address remaining review comments from consultants, agencies, departments, including the lighting plan and OHM.**
- 2. Applicant shall obtain on-site security camera system with a 45 day window to be reviewable by law enforcement.**
- 3. Applicant will obtain all applicable agency permits.**

The motion carried as follows;

Sinkule: Yes Krieg: Yes Doe: Yes El-Assadi: Yes Richie: Yes
Tawakkul: Yes Eldridge: Yes

B. 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.

A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to approve the report prepared for the Board of Trustee's outlining the work of the Planning Commission for 2020. The motion carried unanimously.

The motion carried unanimously.

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. PLANNING COMMISSION MEMBERS

Chair Richie appreciated how the Commissioners used the raise your hand function, for this meeting.

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

Nothing at this time.

13. OTHER BUSINESS

Commissioner Krieg asked for a standard set of requests for the Security Camera usage. Can the Planning Dept work with Mr. McClain to make sure the language doesn't state that the security cameras are required, just requested.

Commissioner Peterson asked if the Crazy Krab is open. Yes

Commissioner Tawakkul the security camera requirement is not enforceable by law. Chair Richie asked about chickens and gardens.

Mr. Iacoangail stated that the Planning Department is working on revising the Zoning laws in Ypsilanti Township, they are about 75-80% done, and they are now working with the Townships elected officials on the map changes.

There will be discussion in future Planning Commission meetings regarding the updating of some Ordinance's especially regarding Agriculture and chickens.

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

The meeting was adjourned at approximately 7:13pm