

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
ZONING BOARD OF APPEALS
Tuesday, September 14th, 2021
6.30pm**

COMMISSIONERS PRESENT

Sally Richie (Chair)
Bill Sinkule (Vice Chair)
Larry Kreig (Secretary)
Elizabeth El-Assadi
Larry Doe

MANAGEMENT PRESENT

Jason Iacoangeli, Planning Director

OTHERS IN ATTENDANCE

Dennis McLain (Township Attorney)
Gloria Peterson (Township Board Liaison)
Hercules Concrete: Dan Onifer Project Manager

I. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Ms. Sally Richie called the meeting to order at 6:30 pm

II. APPROVAL OF AGENDA

MOTION: Mr. Kreig **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

III. APPROVAL OF MAY MEETING MINUTES

MOTION: Mr. Doe **MOVED** to approve the previous Board Meeting Minutes as presented. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

IV. NEW BUSINESS

- a. **APPLICANT: Crown Enterprises / Hercules materials**
LOCATION: 2555 STATE STREET
PARCEL: K11-13-256-002

REQUEST: To consider a request to construct a concrete mixing plant on parcel zoned I - C (Industrial Commercial)

Mr. Iacoangeli presented a preliminary site plan which is recommended for approval by the Planning Commission. The applicant has proposed to construct an 8300 sq ft of two floor concrete batch plant on a parcel that's 24.8 acres. The project will include a truck washing area, storage for the materials for the mixing plant. The plant will employ 45 employees and will have a truck parking for on fleet vehicles and for employee parking. East of this parcel is YCUA and to the east of this site there is a freight company and then just to the east of that is part of US 12. The applicant meets all of the required set back requirements per the zoning district. They also meet the lot coverage, maximum floor area and the building height.

The building is approximately 100 feet tall. The setbacks of the building itself. There's a provision in the ordinance that allows for the building and industrial districts to increase its height as the setbacks increases. The height that they have for the building by setting the building back further from the side property yards than would typically be required if it were just a standalone building.

There are no wetlands on site nor any historical or identifiable trees/woodland areas, and the portion of the site that is been developed, which is approximately 10 acres is kind of denuded.

On the property, there's three proposed basins along Watson Ave and they'll be managing their stormwater on site. They have six gravel storage piles on the north side, and those will be contained within a 12-foot concrete screening wall from the public.

They meet all of the parking requirements per the ordinance. They have 54 employee parking spaces plus the parking spaces for their vehicles, so they have a total of 54 parking spaces provided on their on their site plan. They have all the loading and unloading area necessary. They would be providing parking lot, landscaping with regard to the Woodland Protection Ordinance. They provided the Township with a notary affidavit and based on aerial images and their woodland protection application; they've met their requirements for a notary affidavit.

There is a requirement for final site plan for photometric and lighting. Recommendations from Carlisle Wortman is an elevation of the 12-foot-high concrete wall at the time of final obtain a variance for the wall. But it's been concluded that these walls are more screening enclosures for the storage of raw materials.

The engineer from OHM, has recommended approval subject to some minor calculations being provided, along with providing dimensions for barrier free spaces, 88 compliance and 2%. The plans are acceptable with the YCUA, and these conditions would need to be met at the time of final site plan.

The applicant has given their proposal on water main alignment, a looped water system. Scott Westover, has given his feedback and also recommends approval.

Applicants: Dan Anifer (Crown Enterprises) owners of the property

Gary Kelly (Vice President of Hercules materials, parent company of Pegasus)

Mr. Anifer presents a summary of the of the site plan, the goal is to start the work by fall. The engineering drawings would be submitted in a week. The plan to start the construction would be early October.

Mr. Kelly mentions that this project would offer about 50 high paid union teamster positions. The hiring would be local. He also mentions that are about 30 brand new concrete trucks in the new plant. It's an environmentally friendly concrete plant.

MOTION: Ms. El-Assadi **MOVED** to approve the preliminary site plan subject to conditions. The **MOTION** was **SECONDED** by Mr. Kreig and **PASSED** by unanimous consent.

b. APPLICANT: R & L CARRIERS

LOCATION: 43 EMERICK STREET

PARCEL: K-11-10-280-019

REQUEST: To consider an extension to the preliminary site plan approval and re- zoning recommendations for 6 months.

Mr. Iacoangeli presented R&L Carriers request to the Planning Commission asking for a six-month extension to their preliminary site plan and their conditional rezoning recommendation to the Township board. This case was earlier presented to the Board, October 20th of 2020 and since they're getting close to that one year of expiration of their preliminary site plan. Having all of the conditions of their conditional rezoning met the largest piece of that being a financial obligation to make the repairs to Minion Drive, which will then become their main entrance at Emerik St and so after failed attempts of trying to work with the property owners to get in financial involvement in rehabilitating that private road or street. The cost of redoing Minion Drive was taken up solely and they have provided a memorandum of understanding, stating that they they'll be the sole contributor of the finances to making all the repairs on Minion Drive, which would then be sort of that condition would be met then. This was laid out by the Board as a sort of the conditional rezoning.

Mr. Iacoangeli stated that he was in the process of working with Doug Winners to get all the exhibits, tide to the agreement, and get it before the board of trustees on October 5th for its first reading.

R&L Carriers wants this project started and the conditional rezoning so that they can begin actually getting some of the earth moved this fall, with the idea being that they can make the major financial investment in the spring of 2022.

Mr. Kreig recommends to extend their preliminary site plan for one year since of the disrupts that was faced over the last year.

MOTION: Mr. Sinkule **MOVED** to approve a one-year extension of the conditional rezoning and preliminary site plan approvals for R&L carriers, proposed expansion at 43 Emerick St,960

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Minion St and 1441 Russell Street from October 27th 2021 to October 27th 2022. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

V. OPEN DISCUSSION OR ISSUES NOT ON AGENDA

None

VI. TOWNSHIP BOARD REPRESENTATIVE REPORT

Ms. Peterson states September 7th board meeting that was voted and passed. The new Township Board standard ethics policy, was retweeted a little bit so it is on the site in the package and the 2022 draft budget can also be viewed.

VII. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

Ms. El-Assadi reports two cases, 57 Jerome Ave for the pool and 5504 New Meadow Dr was for a 6-foot fence, that the applicant wanted to put it right along the street. This motion was denied.

VIII. TOWNSHIP ATTORNEY

None

IX. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli updates the Board with regards to public hearing date for the Planning Commission scheduled for November 9th, for the zoning ordinance and the readings one in December and then the second reading, probably after the first of the year in 2022.

X. OTHER BUSINESS

Mr. Iacoangeli updates the next Planning Commission meeting is on 28th September.

XI. ADJOURNMENT

MOTION: Ms. Peterson **MOVED** to adjourn at 7.18pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services

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