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**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
ZONING BOARD OF APPEALS
Tuesday, September 28th, 2021
6.30pm**

COMMISSIONERS PRESENT

Sally Richie, Chair
Bill Sinkule, Vice-Chair
Larry Kreig - Secretary - EXCUSED
Gloria Peterson - Board Liaison
Elizabeth El-Assadi
Larry Doe
Muddasar Tawakkul

MANAGEMENT PRESENT

Jason Iacoangeli, Planning Director
Belinda Kingsley, Director of Code Compliance
Megan Masson Minock, Carlisle Wortman Associates

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

III. **APPROVAL OF SEPTEMBER 14, 2021 MEETING MINUTES**

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

IV. **NEW BUSINESS**

A. The draft of the Ypsilanti Township Zoning, reviewed by Carlisle Wortman & Associates is to be introduced in the Planning Commission. No Public hearing is scheduled

Mr. Iacoangeli, stated the first public meeting where the new draft zoning ordinance is being discussed publicly which now includes having the draft ordinance that is available on the township's website for the public. This has been sort of the culmination of many years of not only the zoning ordinance but to adopt policy and the law that will guide and develop in consistent with the master plan that we approved in May 2020. He also provides tentative dates for the meeting at the Planning Commission.

- 1st Meeting at the Planning Commission is on September 28, 2021
- 2nd Meeting at the Planning Commission is on October 12, 2021 followed by a meeting at the township board.
- 3rd Meeting on October 19, 2021.
- 4th Meeting on November 2, 2021

After the above workshop dates is been completed, and when questions have been answered and all edits have been done. The planning for the public hearing is targeted for November 9, 2021. The public hearing will be held before the Planning Commission. It is slated to go before the Township Board of Trustees for its 1st meeting on December 7, 2021 and the 2nd meeting in January, 2022.

Mr. Iacoangeli reminds the committee that the above dates mentioned are tentative, and can change for any unforeseen reasons. He also mentions that there would be a formal hearing notice placed in the paper, and it would also be on the township's website, since this involves a zoning ordinance. Anyone who is receiving an actual zoning change would be getting a letter in the mail informing them of what their current zoning is and what their zoning is changing to.

The changes that are going to occur are primarily along East Michigan Avenue, Washtenaw Avenue, Ecorse and Packard. In those districts, where there are already businesses, and the zoning changes, nothing will change for the person who owns the property, if it is lawfully established. It will only change when the property is sold or do a different type of business.

Ms. Minock, Carlisle Wortman Associates gave an overview of the zoning map changes and articles one through seven. She mentions the purpose of the zoning ordinance update was for implementing the township master plan and to make the township policies friendlier to development and businesses with standards for quality development that was envisioned by the township and also updating the zoning ordinance to comply with the current state and federal law or with the U.S Supreme court.

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Ms. Minock, proposes certain changes in terms of number of districts and what the districts do. She also recommends that the innovation and technology development team dealing with marijuana should be part of I.C District (Industrial and Commercial). The I.C Area that's the south of Yankee Air Museum and YakaYaka, is a vacant semi-industrial area. She mentions that most districts will remain the same. One thing that is proposed to change is the agricultural areas (green areas). The agricultural overlay would allow farm operations of all kinds like agro tourism/corn mazes/ tasting rooms/small-scale on-site processing which would help in the farm survival through bad times. The orange districts are the multiple family. Some have been eliminated RM1 and RM5, and they have been renamed to RM3 and RM4 to be low medium and high-density multiple family. **There are no changes except to adding height limit to the high density currently in the zoning for RM4.**

Ms. Minock talk about the business uses, where there are different zoning categories to help and enable businesses. She suggests on eliminating O1, B1, B2(form-based districts) and the parking district on East Michigan avenue and west Michigan avenue because it would help anyone who is transitioning from one business to another and it there wouldn't be a need to get a rezoning and it will add 6 months to the process. On the map the light red hatch indicates the neighborhood business and the dark red indicates the general business.

The decision on the industrial districts is that I.R.O and I1 proposed to combine as innovation technology and will be in the same locations, its one district doing the job of two districts. I2 and I3 proposed to become logistics and manufacturing at the same location.

If a new use comes into a building, they would be flagged by the zoning administrator. But if there is a building form which doesn't match the new setbacks, they don't have to adjust the building so they can continue on in that building, it's only for expansions and new development and then for expansions as long as they stay within the footprint of what they have now and the new setbacks. When we put these form-based districts in other communities it helped to increase the quality and then also the vibrancy because it's a mixed-use district and the uses go up and down. The reason for the proposal is not only to regulate by use, it's also proposed to regulate by that the type, the size and shape of the parcel drives what type of building can be there with more design standards that you have to get the quality development that you want, but to simplify the uses that can be there and kind of categorize them as one through six. So big buckets of uses to make it easier to build or expand. And those neighborhood mixed use corridors. Those have things that will serve the neighborhoods of day-to-day neighborhoods. Go retail, restaurants, cafes. These areas, the drive throughs are restricted. They're not allowed professional, medical office, medium density, multiple family, mixed use public parks and um institutional facilities, schools, places of worship, police stations, community centers. This zoning would enable that type of use and that type of building to happen with appropriate design guidelines. The gulf village will be part of neighborhood business.

Ms. Minock encourages the board to look at the graphics of the regulation plan for the town center, because of what the town center is, and its location which has high traffic, and so the design standards for town center are different than the design standards on Washtenaw, East Michigan Ave and West Michigan.

Action:

- Changing the color shades for the district on the zoning map or breaking the map into quadrants for a personal detailed purpose.
- To check on arcades, and clarify with the regulation.

Articles 1 – 7:

- Media Article: The purpose of this is to provide definitions for terms of use in the zoning ordinance.

- Science Article: It lays out the definition of current technologies and its new uses

Action: Talk to the township board with regards to the glossary with definition that can have cross reference for the purpose of reading.

- Administration: This lays out on who or how key procedure occurs; Duties of the zoning administrator to reflect the current practices, Sections on use of consultants and development agreements have been added which is needed for every development project and Cross reference to laws and state laws have been updated.

- District Regulation: The purpose of this article is to establish the districts on the zoning map; it lays out the bulk set back and use regulations. These are basically the use-based districts or non-form-based districts and its major changes. The R1 through R% districts for new single family residential development. A traditional subdivision is a special in use and an open space development is a permitted use, the reason being the township wants to preserve as much open space as possible.

- Formed based: This lays out the formed based in use regulations for the neighborhood, regional corridor and town Centre zoning districts. The proposed major changes are that it's a form-based code that would bring buildings close to the street. The parking would be forced to be behind the buildings. This will be fewer autos oriented and there would be an architectural standard that would need to be followed.

- Planned Unit Development: This is basically a zoning tool where somebody brings a benefit and the township flexes its rules. This is a negotiated process. The major proposed change is the change in the eligibility requirement. Sites other than the new family residential qualify with the P.U.D. The most challenging sites are on the corridors and not on residential

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parcels. So having this tool for things other than single family residential would be beneficial to the township.

- Different Development Options: This is specifically for single family residential and open space development option for residential communities is proposed and the usage of the vacant land in the township if it's developed for single family residential.

V. **OPEN DISCUSSION OR ISSUES NOT ON AGENDA**

None

VI. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None

VII. **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None

VIII. **TOWNSHIP ATTORNEY**

None

IX. **PLANNING DEPARTMENT REPORT**

None

X. **OTHER BUSINESS**

Mr. Iacoangeli updates the next Planning Commission meeting is on October 12th 2021.

XI. **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 7.43pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully Submitted by Minutes Services