

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, November 23<sup>rd</sup>, 2021  
6:30pm**

**COMMISSIONERS PRESENT**

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

**STAFF AND CONSULTANTS**

Jason Iacoangeli, Planning Director  
Amy Steffens, Planning and Development Coordinator  
Fletcher Reyher, Staff Planner  
Denny McLain, McLain and winters  
Megan Masson-Minock, Carlisle Wortman Associates  
Ben Carlisle, Carlisle Wortman Associates

**MEMBERS OF THE PUBLIC**

**i. CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Mr. Sinkule called the meeting to order at 6:30pm.

**II. APPROVAL OF AGENDA**

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

**III. APPROVAL OF OCTOBER 21<sup>st</sup>MEETING MINUTES**

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

**IV. PUBLIC HEARING**

**DRAFT YPSILANTI TOWNSHIP ZONING ORDINANCE AND ZONING MAP** – To receive comments from the public on the draft Ypsilanti Township Zoning Ordinance and Zoning Map

Mr. Iacoangeli stated that the work on the zoning ordinance has taken over a year, and is the product of a lengthy process, while creating the Ypsilanti 2040 master plan. He also mentioned

that the draft was ready to be reviewed by the public for any comments. Mr. Iacoangeli also stated that as part of this drafting process, the statutory requirement is, for the public notice to be presented in a paper of publishable quality, which was executed 15 days prior to this meeting in accordance to the state law and other requirements. The Ypsilanti Township, planning department, sent notices to about 700 property owners, notifying them of the possible zoning change, and also requesting them, to reach out to the planning departments, if there were any concerns. The notice also included the dates and times with contact numbers and emails, for any comments.

Mr. Iacoangeli informs the board that they have received letters which was submitted to the board to be acknowledged as part of the record for the public hearing. He also mentioned that Carlisle Wortman, who has partnered with the township for the drafting of the zoning ordinance, was present for the public hearing. Carlisle Wortman would introduce some of the high points and the background to public, before the public hearing.

Mr. Iacoangeli also mentioned that during the public hearing, the public would be able to give their comments and questions will be answered at the end of the hearing. The highly technical questions would be addressed in a timely manner.

Ms. Megan Massen Minock (Senior Planner, Carlisle Wortman) presented to the board and public, that there is two parts to the zoning ordinance - Zoning Map and Zoning Text, both would have significant changes. She mentioned that are two zoning maps, a current zoning map and a proposed zoning map. The zoning map is identified by the color that's laid over a piece of property. It lays down rules and regulations, of what can happen over a property, its uses and helps in identifying whether its residential or an office property. It also helps in identifying, where a building can be built. The form-based zoning districts would have additional regulations – design of the building/roadways/ proposed location of the building.

Ms. Minock also mentions about the things that won't have a change between the current zoning and the proposed zoning map. She points out that, the purple spots with numbers would continue being the same, since they are the planned developments, and are called contract zoning. When the township has a certain agreement with a property owner, for them to do certain things, there won't be any changes to the zoning map. The yellow and green spots identify the single-family districts. If the property falls in (R1, R2, R3, R4, R5) districts, the zoning doesn't change for the individual home owners. Ms. Minock mentions that in some cases the single-family designation has expanded to things that are presently zoned multiple family. This is to preserve the neighborhoods. She also stated that there were some consolidations on the maps where the key on the current zoning map is longer and the prints are smaller than the key on the proposed zoning map.

The major zoning map changes proposed is the agricultural overlay, this is marked with the green shading, the zoning under the agricultural overlay could be residential or industrial. This would give the property owner additional property rights to have a farm operation, agrotourism with special land uses and small-scale onsite processing. This was part of the master plan to benefit the agricultural businesses in the township.

Ms. Minock, also stated that there were some eliminations and renaming of multiple family districts (RM1, RM2, RM3, RM4, RM5), RM1 and RM5 are been eliminated. RM2, RM3, RM4 would be renamed as low, medium and high-density multiple family. There would not be any changes to the bulk stair treads, but adding a height limit to the high-density multiple- family and there is no rezoning of any properties in the RM district.

The other map proposed changes are the office district (1) and the neighborhood business district (2- B1 and B2), these are proposed to be form based districts. There is a proposal for elimination of parking district, there are areas designated for zone parking. With the multiple requests from the township for semi-truck parking, the teams involved in this development has allocated the P1 – Parking District to accommodate the uses in the township. This addition was not in the master plan, but with request of the leadership, it was implemented.

Ms. Minock, also stated the renaming of the industrial district (IRO and I1) as Innovation Technology, these would be located in the same location. I2 and I3 are proposed to become logistic and manufacturing, they would also be located in the same location. Industrial Commercial proposed to continue to use the same name, but the district boundaries would split and expand to accommodate range of creative uses and marijuana businesses.

There is also a creation of form-based districts, 3 type of neighborhoods (Ecorse and Packard Regional /Washtenaw, Michigan Avenue and Town Centre/Huron). The major changes to these districts are the regulations for the location of the buildings, on different lots based on their sizes. The proposal is to push the buildings closer to the street with the parking allocation to the side or behind the buildings. This would emphasize the mix use of both commercial and residential either in the same building or the same complex. These buildings would maintain a high architectural standard, and in some cases, its tailored to that particular district, especially in the Town Centre.

Each of the form-based districts would have a regulating plan, and it's represented by the color of shades of blue on the map. The color changes are based on the type of building and its uses. The East Michigan houses that's zoned as industrial, which would change to its regional corridor, and the proposed uses would be for big box retailers, automotive, automobile oriented as gas stations, auto repair car dealerships, special land uses for day-to-day services like grocery stores, convenience stores, personal services; Restaurants, cafes, bars, professionals, medical office, multiple family mixture and public institutions like schools, places of worship, police stations and community centers.

Ms. Minock stated to the public that if there zoning has changed, their business or property would be called non-conforming, and they are permitted to continue the use and occupation of the building. She also mentioned that Ypsilanti Township is called a nonconforming A status, where a property owner who has a non-conforming use or non-conforming building and they wanted to expand it, they can present their case at the Township, for a public hearing and a site plan review process. The expansion can happen once all the conditions are met. The section maps of the township are available to the public for a magnified view of individual lots.

Ms. Minock presented the zoning text changes with regards to the Articles 19. The purpose of the Article is to implement the master plan and the things that do that are those form-based

corridors and agricultural overlays. It also makes a traditional subdivision with a special land use and an open space development. Residential development with open space option is the preferred option, and the opting for a traditional subdivision would require a special land use hearing with the Planning Commission.

There are new sections on solar energy systems, geothermal, parking requiring bicycle and pedestrian accommodations due to the emphasis on sustainability and options for people in the Township, and also the landscape was updated for the allowance of public art. Ms. Minock also stated that there changes in the district titles. The Article 4, consolidates the intent, supplemental standards, and the stand-alone standards for each district. One of the mandates is when any updates are made to any local ordinances; the article would need to be updated per state and federal law. Tools were provided to ensure quality development in Ypsilanti Township and additional regulations for recreational vehicles, essential services, and utilities. The site plan has new sections and completion guarantees, certificate of occupant's development agreements. There are additional building design requirements in neighborhood business and general business districts and also the environmental article has been updated with performance standards.

Ms. Minock concluded by encouraging the public to share their concerns, during the hearing. She also mentioned that Planning Commission would conduct the public hearing partnering with their consultants, and the public concern would help in directing in making any revisions in the zoning ordinance. By state law the Planning Commission have to recommend these changes in the zoning ordinance and map as presented in a changed form to the Township Board.

**PUBLIC HEARING OPENED AT 6:59 PM:**

- The Resident Thomas Cliché, residing at 7447 Stony Creek Rd, shared his concern that his property and surrounding properties have agricultural designations on top of their residential designation, and this has not been reflected on the zoning map. He requested the Planning Commission to get this corrected.
- Mr. Prater, residing at 86 Wiard, requested the Planning Commission to re zone his property as C designation on the zoning map.
- Bob and Paula Sawitski, residing at 7185 Stony Creek appreciated the Planning Commission for the support and with the new agricultural zoning designation to Ypsilanti Township.
- April King, resident of 7875, Thorn hill in the Partridge Creek subdivision, representing AGC Automotive (1401 S Huron St), stated that a letter was sent to the Commission requesting them their operating activity should be considered as Type D instead of Type C.
- Joe Pizzo, resident of 8811 Trillium Dr, Whispering Meadows enquired if a land that is proposed to be agricultural, and if it is approved by the township, can this revert back to residential or does it have to come back to the commission with the proposal.

**PUBLIC HEARING CLOSED AT 7:13PM**

Mr. Iacoangeli, explained to the public that Agricultural District is actually an overlay, that sits on top of the residential property. In the event, when someone want to develop that property, the

zoning underneath would govern how it would be developed. The agricultural overlay allows the owner to enjoy the benefits. Agricultural overlay, permits properties around the Township as being agricultural land use, and there are additional uses that would be allowed that wouldn't be permitted for residential uses. Another benefit is, it opens agricultural properties to be eligible for agricultural preservation programs at state and federal level.

Ms. Minock explained on what the reasons, were to determine, areas to get the agricultural overlay designation on the proposed zoning map. They check the existing land use that was in the master plan, in consultation with the assessor, aerial photos and driving the township. She also cautions by mentioning that sometimes existing agricultural operations could have been missed, and the Planning Commission is open to these requests for any expansions, either through designations or research.

Mr. Carlisle explained on how the form-based corridors work. He mentions that there are 3 types of form-based districts (regional, neighborhood and Town Center). The regional is separated from the neighborhood corridors because the regional corridors are for larger intensity, with regards to existing uses, traffic width of the road and the size of the parcels are much larger. The neighborhood has smaller scaled corridors with smaller lots, narrow roads, less intense development with single family adjacent to them. Each individual corridor in individual parcel on the corridor has assigned with a designation ABCD. The designation depends on some general standards of lot size, location, etc. It's within the purview of the Planning Commission to reclassify the designations based on requests.

Ms. Minock, stated that all the concerns and recommendations would be taken including the correspondence that's been received, and it would be presented to the Planning Commission at the next meeting. The Planning Commission would then present these recommendations with conditions to the Township Board for consideration.

Mr. Sinkule recommended that the Commissioners could agree, to take into consideration everything that was shared, along with correspondence to be presented at the next board meeting.

**V. NEW BUSINESS**

None to report

**VI. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

Mr. Kreig, expressed his opinion and concerns with Section 1205, relating to parking regulations. He recommends a revision of that's been proposed. He suggests that parking space requirements is to be decided by the business itself. He also expresses, that in order to encourage people to come into the township and develop, curbing down the imposed restrictions would help in the economic development of the township.

**VII. TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to report

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

None to report

**IX. TOWNSHIP ATTORNEY REPORT**

None to report

**X. PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli stated that they would consider all the comments and sort out the recommendations, with a new draft of the ordinance with the map changes. This would be presented to the Planning Commission for a review during the December meeting.

**XI. OTHER BUSINESS**

None to report

**XII. ADJOURNMENT**

**MOTION:** Ms. Peterson **MOVED** to adjourn at 7:39pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

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Respectfully submitted by Minutes Services