

**CHARTER TOWNSHIP
OF YPSILANTI
PLANNING COMMISSION**

**SALLY RICHIE, CHAIR
BILL SINKULE, VICE CHAIR
LARRY KREIG, SECRETARY
ELIZABETH EL-ASSADI
MUDDASAR TAWAKKUL
STAN ELDRIDGE
LARRY DOE**

February 9, 2021

Regular Meeting – 6:30 p.m.

**Meeting being held via Zoom. Please go
to www.ytown.org for more information.**

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

TUESDAY, FEBRUARY 9, 2021

6:30 P.M.

Due to the COVID-19 pandemic, Ypsilanti Township will be conducting this public meeting virtually pursuant to the State of Michigan Open Meetings Act.

To view and/or participate in the public meeting, please visit www.ytown.org.

To provide input or ask questions regarding business that will be considered at the meeting, please email planning@ytown.org or call 734-485-3943. If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE TUESDAY, NOVEMBER 24, 2020 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **CRAZY CRAB RESTARANT AND BAR – 2800 WASHTENAW AVE – SKETCH SITE PLAN – TO CONSIDER A SKETCH PLAN FOR THE CHANGE IN USE OF THE OLD BIG BOY RESTARANT TO A CRAZY CRAB RESTARANT WITH ALCOHOL SALES. LOCATED AT 2800 WASHTENAW AVE PARCELS K-11-06-325-009 AND K-11-06-325-014.**
 - B. **NOTICE OF A TERMINATION OF FARMLAND PROTECTION AGREEMENT FOR THE PROPERTY AT LOCATED AT 7200 BUNTON RD ALSO KNOW AS PARCELS K-11-34-100-009 AND K-11-35-100-008 TO RECEIVE COMMENTS FROM THE PLANNING COMMISSION**
 - C. **2021 YPSILANTI TOWNSHIP MEETING SCHEDULE- REVIEW AND APPROVAL**
 - D. **ELECTION OF OFFICERS FOR 2021**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE

9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

THERE IS NO WORK SESSION

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE NOVEMBER 24, 2020 REGULAR MEETING**

Chair Sally Richie called the meeting to order at 6:31pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, and Gloria Peterson.

Absent: Stan Eldridge and Muddassar Tawakkul

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director, Belinda Kingsley and Cheryl Wiker

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE OCTOBER 27, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg, supported by Commissioner Peterson to approve the minutes of the October 27, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

A. 2594 Eastlawn-Public Hearing For Architectural Deviation

Jason Iacoangeli, Planning Director stated the Township Zoning Ordinance Section 1801 - Single Family Dwellings - has a provision that if someone proposes a structure that would be a deviation of architecture in a given neighborhood the Zoning Administrator has the ability to put the issue before the Planning Commission, to make a determination on whether or not the new home construction would be either a detriment or benefit to the neighborhood. Eastlawn has several different styles of homes built from the 1970's to the 1990's varying in architecture styles.

Notice of this public hearing was sent to neighbors within 300 feet of the new home, as required by the Ordinance.

Discussion followed regarding the potential container home. There were questions about roof pitch on the container home as well as to how house sales in the neighborhood would be affected. Since Ypsilanti Township doesn't have any container homes, have other municipalities had success with this? There was also discussion on whether or not the container home will fit into the neighborhood.

Mr. Smith, the potential builder was introduced, and he thanked the commission for hearing his request. He stated that the container home itself is designed to deal with weather and has the proper roof drainage. He will be adding a gutter system as well. The build will be fully compliant with the Michigan Code. Mr. Smith stated that he will do whatever is needed to make the home fit into the neighborhood. He also stated that sales of other container homes in Michigan, have added value to the neighborhood.

Mr. Smith and his family will be moving into the home once the build is complete, and they plan to show it as a spec to other homes he plans to build in the future.

Mr. Smith explained further how the home will be built.

Further Discussion followed regarding the container house, regarding environmental changes on the land and how long the build will take.

The public hearing opened at 6:51pm

Cheryl Wicker is the next door neighbor (residing at 2582 Eastlawn) of the potential container house, she stated that they have a flat roof also and have had it for 25 years without issue. She is very excited about the idea of a container home and thinks it will be a good thing for the neighborhood.

The public hearing closed at 6:54pm

A motion was made by Commissioner Krieg, supported by Commissioner Sinkule to approve the variation in architecture, pursuant to section 1801 J. of the Township Ordinance, for 2544 Eastlawn, to construct a new home at said address that is a deviation from the existing architecture for the Fairview Heights Neighborhood. Conditioned that Architecture/Designers will meet all State and Local Ordinance requirements for architecture standards. Parcel identified as K-11-06-382-045. The motion carried as follows;

Sinkule: Yes Krieg: Yes Peterson: Yes El-Assadi: Yes Richie: Yes

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

Jason Iacoangeli, Planning Director; received/forwarded a letter from Canton Township regarding public hearing for their Master Plan.

B. PLANNING COMMISSION MEMBERS

None

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

Jason Iacoangeli, Planning Director; stated he may have a Sketch Plan Review to put in front of the Commission regarding new parking addition on James L. Hart, but it is not quite ready yet. They are still dealing with issues with Washtenaw County Water Resources Commission.

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 7pm

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement • Police Services

To: Sally Richie, Chair, Ypsilanti Township Planning Commission
Ypsilanti Township Planning Commission

From: Jason Iacoangeli AICP, Planning Director

Re: **Sketch Plan - Crazy Crab Restaurant - 2800 Washtenaw Ave.**

Date: January 28, 2021

Request and Review:

On January 12, 2021 the Planning Department received a request for Sketch Plan approval from Focus Design for a new Restaurant and Bar located at 2800 Washtenaw Ave. A Sketch Plan is required by the Township Ordinance based on the change in use from a restaurant (Big Boy) to a Restaurant with Alcohol Sales (Crazy Crab). This is done because the new use is considered to be more intense than the prior use as just a restaurant. The applicant will be addressing the deficiencies that exist on the site based created by the span of time from the approval of the Big Boy to today's standards being placed on the new Crazy Crab. Some of these items include inclosing the dumpster, painting the light poles, and new signage. The review letters from the Township consultants and staff provide a comprehensive review of the issues facing this existing building and site.

Recommendation:

The Planning Department feels after review of the request that the changes being addressed in the site plan are constant with the ordinance and should help bring this site in to compliance with today's ordinance standards. We would recommend approval of the sketch site plan subject to the applicant making the necessary changes to the plan based on consultant reviews.

If you have any questions or concerns please feel free to contact my office.

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti

Planning Director's Report

Project Name: Crazy Crab Restarant and Bar

Location: 2800 Washtenaw Avenue

Date: January 28, 2021

- | | |
|---|---|
| <input type="checkbox"/> Full Preliminary Site Plan Review #
<input checked="" type="checkbox"/> Sketch Preliminary Site Plan Review # 1
<input type="checkbox"/> Administrative Preliminary Site Plan Review #
<input type="checkbox"/> Detailed Engineering/Final Site Plan Review #
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Final Plat Process
<input type="checkbox"/> Planned Development Stage I
<input type="checkbox"/> Planned Development Stage II |
|---|---|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 01/14/2021 letter
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 01/26/2021 letter
Dan Kimball, Fire Marshal	Township Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See 01/28/2021 letter
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Brian McCleery, Deputy Assessor	Township Assessing Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Email dated 01/14.2021
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Email dated 01/14/2021
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Director's Recommended Action:

The sketch site plan is being recommended to the Planning Commission for review and approval for the February 9th 2021 meeting . The applicant must meet the conditions set forth in the attached letters from CWA and OHM. The Planning Office will be in contacting you shortly to provide you with the meeting information and the next steps.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 21, 2021

**Administrative Site Plan
For
Ypsilanti Charter Township, Michigan**

GENERAL INFORMATION

Applicant: Crazy Crab Restaurant
Project Name: Crazy Crab Addition
Plan Date: January 4, 2021
Location: 2800 Washtenaw Avenue
Zoning: B-3, General Business
Action Requested: Administrative Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for minor site improvements to the existing Crazy Crab restaurant at 2800 Washtenaw Avenue. Site improvements include:

1. New building signage (reviewed under separate permit)
2. New loading area
3. Repair existing dumpster enclosure
4. Painting of light poles
5. Replacement of onsite lighting fixtures
6. New landscaping

As set forth in Table 2115.1: Table of Eligible Uses and Required Review Process, this application can be reviewed administratively.

Location of Subject Property:



Surrounding Property Details:

Direction	Zoning	Use
North	B-3, General Business	Parking/Commercial
South	B-3, General Business	Commercial
East	B-3, General Business	Truck Rental
West	B-3, General Business	Stormwater/Signage

Current Use of Site:

Restaurant

Proposed Use of Site:

Restaurant

NATURAL RESOURCES & UTILITIES

The site has already been mass-graded and developed. There are no onsite natural resources.

Items to be Addressed: None

HEIGHT, BULK, DENSITY AND AREA

The applicant is not making any physical changes to the building footprint.

LOADING AREA

The applicant is reconfiguring four (4) existing parking spaces into four (4) 18-foot-long loading spaces in the rear parking lot. The loss of four (4) parking spaces does not create a parking shortage.

Items to be Addressed: None

PARKING

	Required	Provided	Complies
Sit-Down Restaurant with Alcohol: 1 space for every 755 sq/ft of usable floor area	Usable floor area = 2,640 sf/75 = 35 spaces	104	Complies
Or	Max occupancy = 184 / 2 = 92		
1 space for each 2 persons allowed in max occupancy. Whichever is greater.			
Barrier Free	4	4	Complies
Total	92 Spaces	104 Spaces	Complies

Items to be Addressed: None.

EXTERIOR LIGHTING

The applicant is painting the existing light poles and replacing fixtures with LEDs. Fixtures were not included in plan set. Fixture details should be provided as part of the electrical permit.

Items to be Addressed: Fixture details should be provided as part of the electrical permit.

LANDSCAPE STANDARDS

The applicant is adding six (6) new sugar maples to the site.

Items to be Addressed: None

BUILDING ELEVATIONS AND FLOOR PLAN

The applicant has provided a front building elevations. No changes are proposed to the façade other than new signage.

Items to be Addressed: None.

SIGNAGE

The new proposed signage will be submitted and reviewed under a separate sign permit application.

Items to be Addressed: None.

DUMPSTER ENCLOSURE

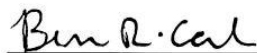
The site plan indicates the existing dumpster enclosure of chain-link with privacy slats will be repaired. The chain-link fence screening is an existing non-conformity. Any complete removal of the fence in the future will require compliance with trash enclosure screening requirements.

Items to be Addressed: Clarify screening material.

RECOMMENDATIONS FOR SITE PLAN

We recommend administrative site plan approval with the condition that the applicant:

1. Submit signage details and obtain a sign permit; and
2. Provide fixture details as part of the electrical permit.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

January 26, 2021

Mr. Jason Iacoangeli
Township Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: 2800 Washtenaw Ave – Crazy Crab
Preliminary Sketch Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first sketch site plan review of the plans dated January 4, 2021 and stamped received by OHM Advisors on January 13, 2021.

At this time, the plans are recommended for approval for the Planning Director's consideration, contingent on the comments provided in Section B being addressed.

A brief description of the project has been provided below (Section A), followed by our comments (Section B) and a list of anticipated required permits and approvals (Section C).

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing to remodel the interior of the existing restaurant at 2800 Washtenaw Ave as well as providing minor site work. The proposed work will include signage on the building, a delineated loading zone, additional landscape, repair of lighting fixtures, and repair of the dumpster enclosure located at the northeast corner of the site. The site includes one (1) existing 4,900 sqft building along with existing sidewalk (abutting Washtenaw Avenue), and existing parking surrounding the building. The applicant currently owns both parcel K-11-06-325-009 and K-11-06-325-014 and utilizes both properties for parking spaces. The applicant is not proposing any utility work to the site at this time.

B. SITE PLAN COMMENTS:

General

1. The applicant shall revise the parking calculations for the angled parking as there appears to be one less parking spot shown on the plan sheet than what is numerically represented. Additionally, the applicant shall revise the parking number calculations to not include the four (4) existing spots that are proposed as a reserved loading zone.
2. The applicant shall not include the parking space near the northwestern exit in the parking calculations as it is noncompliant with the Township's minimum 9'x18' parking space ordinance.
3. The applicant shall provide a detail and the proposed concrete cross-section for the proposed dumpster enclosure located at the northeast corner of the site. Additionally, it is recommended that the applicant



extend the existing dumpster concrete pad to account for the turning motion of trash collection trucks which will aid to extend the life of surrounding asphalt pavement.

4. The applicant shall provide bumper blocks in the existing parking spaces, abutting the building's sidewalk, to avoid vehicular overhang in the existing sidewalk area. Bumper blocks would allow patrons a 5-foot wide path of barrier free accessibility and would assist in meeting ADA accessibility requirements.

C. REQUIRED PERMIT & APPROVAL

No outside agency review is anticipated for the project. Copies of any correspondence between the applicant and Township, as it relates to minor site improvements, shall be sent OHM Advisors (email: elliott.smith@ohm-advisors.com).

- ▼ The Township's Planner will inspect the landscaping for this site.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith

MDP/ERS/ams

cc: Dave Bellers, Township Chief Building Official
Belinda Kingsley, Township Planning and Development Coordinator
Mike Radzik, Township Community Standards Director
Kristi Troy, Township Office of Community Standards Executive Coordinator
Doug Winters, Township Attorney
File

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



January 28, 2021

Jason Iacoangeli, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Sketch Site Plan Review #1
Project Name: Crazy Crab Restaurant
Project Location: 2800 Washtenaw
Plan Date: 1/4/2021
Job Number: 2024
Applicable Codes: IFC 2018
Architect: Focus / Design Todd Ballou
Architect Address: 3300 Berry Rd. Ypsilanti, MI 48198

Status of Review

Status of review: Approved as Submitted

Pages SP-1 through SP-4 were reviewed.

Site Coverage - Hydrants

Comments: Meets IFC 2018

Site Coverage - Access

Comments: Meets IFC 2018

Sincerely,

A handwritten signature in black ink that reads "Dan Kimball". The signature is written in a cursive style and is positioned above a horizontal line.

Dan Kimball, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI II, CFPE

It doesn't look like any water or sanitary work is proposed, so YCUA has no comments or concerns regarding the project.

SCOTT WESTOVER | Engineering Manager

Telephone: (734) 484-4600 ext. 220

swestover@ycua.org

Ypsilanti Community Utilities Authority

2777 State Road | Ypsilanti, Michigan USA 48198-9112

www.ycua.org

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From: Belinda Kingsley [mailto:bkingsley@ytown.org]

Sent: Wednesday, January 13, 2021 4:08 PM

To: Benjamin Carlisle <bcarlisle@cwaplan.com>; Elliot Smith <Elliot.Smith@ohm-advisors.com>; Daniel Kimball <dkimball@ytown.org>; Brian McCleery <bmcclery@ytown.org>; Dave Bellers <dbellers@ytown.org>; Scott Westover <SWestover@ycua.org>; druryj@michigan.gov; marsikt@washtenaw.org; mcwinlaw <mcwinlaw@gmail.com>

Cc: Jason Iacoangeli <jiacoangeli@ytown.org>

Subject: 2800 Washtenaw - Crazy Crab (formerly Big Boy)

Good Afternoon -

This email is confirmation that an Ypsilanti Township Drop-Off was sent containing site plan documents for the above project. This will be a sketch site plan. Please send the review comments back to this office by Thursday, January 28th, by the close of business.

If you have any questions please feel free to contact either Jason or me.

[https://dropoff.ytown.org/pickup?
claimID=j97FNnUPSdD9G678&claimPasscode=JgWQYu45E5uQDjyh](https://dropoff.ytown.org/pickup?claimID=j97FNnUPSdD9G678&claimPasscode=JgWQYu45E5uQDjyh)

Claim ID: j97FNnUPSdD9G678

Claim Passcode: JgWQYu45E5uQDjyh

Best regards,

Belinda Kingsley

Belinda Kingsley

Planning & Development Coordinator

Office of Community Standards

734-544-3651

Belinda,

Based on the drawings, I am not sure that our office would need to review this project. If the pavement in the parking lot was proposed to be removed and replaced, then we would for sure, but it looks like the only modification may be a re-orientation of the dumpster enclosure. Please advise.

Thanks,

Theresa

	<p>Theresa M. Marsik, P.E. Stormwater Engineer Water Resources Commissioner's Office 705 N. Zeeb Rd., Ann Arbor, MI Direct: (734) 222-6844 Office: (734) 222-6860 Fax: (734) 222-6803 marsikt@washtenaw.org https://www.washtenaw.org/drains</p>
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How did we do?

Please take a moment to complete an online evaluation
<https://www.surveymonkey.com/r/WCWRCsurvey>

Visit us [online](#) or follow the Water Resources Commissioner's Office on [Facebook](#).
Flooding or drainage concerns? [Report your problem online](#).

From: Belinda Kingsley <bkingsley@ytown.org>
Sent: Wednesday, January 13, 2021 4:08 PM
To: Benjamin Carlisle <bcarlisle@cwaplan.com>; Elliot Smith <Elliot.Smith@ohm-advisors.com>; Daniel Kimball <dkimball@ytown.org>; Brian McCleery <bmcclery@ytown.org>; Dave Bellers <dbellers@ytown.org>; Scott Westover <SWestover@ycua.org>; druryj@michigan.gov; Theresa M. Marsik <marsikt@washtenaw.org>; mcwinlaw <mcwinlaw@gmail.com>
Cc: Jason Iacoangeli <jiacoangeli@ytown.org>
Subject: 2800 Washtenaw - Crazy Crab (formerly Big Boy)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon -

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If you have any questions please feel free to contact either Jason or me.

SITE PLAN REVIEW APPLICATION

I. APPLICATION/DEVELOPMENT TYPE

Development:

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

Application:

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

II. PROJECT LOCATION

Address: 2800 + 2870 Washkew Ave City: Ypsilanti State: MI Zip: 48197
Parcel ID #: K-11-06-325-009+14 Zoning: B-3
Lot Number: 345-348 Subdivision: Collegewood Dr Fairview Heights No. 1
Property dimensions: 167 x 356 Acreage: 1.56
Name of project/Proposed development: Crazy Crab Restaurant
Legal description of Property: see attached

Describe Proposed Project (including buildings/ structures/ # units):

Remodel Ex. Restaurant Interior. Building will change use from Restaurant not serving alcohol to Restaurant serving alcohol. Site work proposed: New signage on Building, new loading zone, repair dumpster gate, paint light poles, replace site lights, 6 new trees

III. APPLICANT INFORMATION

Applicant: Rois Savvides/Curacao Properties LLC Phone: (734) 945-0164
Address: 1843 Collegewood Dr. City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: rois@comcast.net
Property owner (if different than applicant): same as applicant Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Fax: _____ Email: _____
Engineer: Focus/Design Todd Ballou Phone: (734) 276-2110
Address: 3300 Berry Rd City: Ypsilanti State: MI Zip: 48198
Fax: _____ Email: focusdesign@comcast.net

LEGAL DESCRIPTION: 2800 WASHTENAW/ PARCEL K-11-06-325-009

YP#6-163; BEG AT SW COR LOT 348, TH S 82-18 E 70.52 FT, TH 96.99 FT IN ARC OF CURVE RIGHT, RADIUS 2905.16 FT, TH N 10-32-08 E 250.51 FT, TH 279.69 FT IN ARC OF CURVE LEFT, RADIUS 36.47 FT TO NW COR OF LOT 348 TH SELY 121.60 FT IN W/L LOT 348 TO POB, BEING LOTS 345-348 INC AND PART OF LOTS 343, 344 AND COLLEGEWOOD DR FAIRVIEW HEIGHTS NO 1, T3S-R7E, YPSILANTI TWP.

LEGAL DESCRIPTION: 2870 WASHTENAW/ PARCEL K-11-06-325-014

YP#6-278; COM AT THE CTR OF SEC 6 TH N 87° 46' W 1331.67 FT; ALG THE EW 1/4 OF SEC 6; TH S 02-17-00 35 W 780.24 FT ALG THE E LINE (AS MONUMENTED) OF W FRL 1/2 OF SW FRL 1/4 OF SEC 6; TH ON A CURVE TO RIGHT, RADIUS 3747, CHORD N 69-24-49 E 153.41 FT TO POB; TH ALONF A CURVE TO THE RIGHT, RADIUS 3747, CHORD N 69-07-40 E 278.63 FT; TH S 02-15-20 E 106.47 FT; TH ALONF A CURVE TO THE LEFT, RADIUS 3647, CHORD S 69-24-49 W 285 FT; TH N 01-30-22 W 109.80 FT; TO POB. SEC 6, T3S-R7E, .65 AC (RE-WRITE 06/17/99)

CRAZY CRAB RESTAURANT

2800 WASHTENAW AVE YPSILANTI TOWNSHIP, MI

LEGAL DESCRIPTIONS

1/8/2021

focus / design

Todd Ballou, Registered Architect

(734) 276-2110

www.focusdesign.us

focusdesign@comcast.net

3300 Berry Rd, Ypsilanti, MI 48198

CRAZY CRAB RESTAURANT

YPSILANTI TOWNSHIP, MI

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BALLOU ENTERPRISES PLLC

SHEET INDEX

SHEET NO.	SHEET TITLE
SP-1	SHEET INDEX, SITE PLAN
SP-2	LANDSCAPE PLAN
SP-3	DRAINAGE PLAN, FLOOR PLAN, SIGN ELEVATIONS
SP-4	SITE LIGHTING

LEGAL DESCRIPTION: 2800 WASHTENAW/ PARCEL K-11-06-325-009
YIP 61-163; BEG AT SW COR LOT 348, TH S 82-18 E 70.52 FT, TH 96.99 FT IN ARC OF CURVE RIGHT, RADIUS 2905.16 FT, TH N 10-32-08 E 290.51 FT, TH 279.69 FT IN ARC OF CURVE LEFT, RADIUS 38.41 FT TO NW COR OF LOT 348 TH S 82-18 E 70.52 FT TO POB, BEING LOTS 345-348 INC AND PART OF LOTS 343,344 AND COLLEGEWOOD DR FAIRVIEW HEIGHTS NO 1, T3S-R7E, YPSILANTI TWP.

LEGAL DESCRIPTION: 2870 WASHTENAW/ PARCEL K-11-06-325-014
YIP 66-278; COM AT THE CTR OF SEC 6 TH N 87-49 W 1331.67 FT; ALG THE EW 1/4 OF SEC 6, TH S 02-17-00 35 W 789.24 FT ALG THE E LINE (AS MONUMENTED) OF W FRL 1/2 OF SW FRL 1/4 OF SEC 6, TH ON A CURVE TO RIGHT, RADIUS 3747, CHORD N 69-24-49 E 153.41 FT TO POB; TH ALONG A CURVE TO THE RIGHT, RADIUS 3747, CHORD N 69-07-40 E 278.63 FT, TH S 02-15-20 E 106.47 FT; TH ALONG A CURVE TO THE LEFT, RADIUS 3647, CHORD S 69-24-49 W 285 FT, TH N 01-30-22 W 109.80 FT, TO POB. SEC 6, T3S-R7E, 65 AC (RE-WRITE 06/17/99)

PROPERTY LINE DISCLAIMER: THIS SITE PLAN WAS BASED ON PREVIOUS 1987 SURVEY. THE LEGAL DESCRIPTIONS LISTED ABOVE, LEGAL DESCRIPTIONS OF ADJACENT PROPERTIES, SITE MEASUREMENTS, AND AERIAL PHOTOGRAPHS. A NUMBER OF DISCREPANCIES WERE IDENTIFIED IN THE LEGAL DESCRIPTIONS, AND CORRECTED IN THE GRAPHIC SITE PLAN REPRESENTATION WHENEVER POSSIBLE. A NEW SURVEY WAS NOT COMPLETED.

PROPERTY OWNER: ROIS SAVVIDES, CURACAO PROPERTIES, LLC
1834 COLLEGEWOOD ST, YPSILANTI, MI 48197

TENANT/ BUSINESS OPERATOR: LI YONG CHEN, LI CRAZY CRAB CORP. 533 S. KESSLER ST, WICHITA, KS 67213. GENERAL MANAGER YUN FENG WU, 2773 ROUNDTREE SR, TROY, MI 49083

PROJECT DESCRIPTION: REMODEL EXISTING RESTAURANT INTERIOR, INCLUDING NEW KITCHEN EQUIPMENT AND BAR. BUILDING WILL CHANGE USE FROM RESTAURANT THAT DOES NOT SERVE ALCOHOL TO A RESTAURANT THAT SERVES ALCOHOL. THE FOLLOWING SITE WORK IS PROPOSED: NEW SIGNAGE ON THE BUILDING, A NEW LOADING ZONE, REPAIR OF THE DUMPSTER ENCLOSURE GATE, PAINTING OF THE LIGHT POLES, REPLACEMENT OF SITE LIGHTING FIXTURES, AND SIX NEW TREES

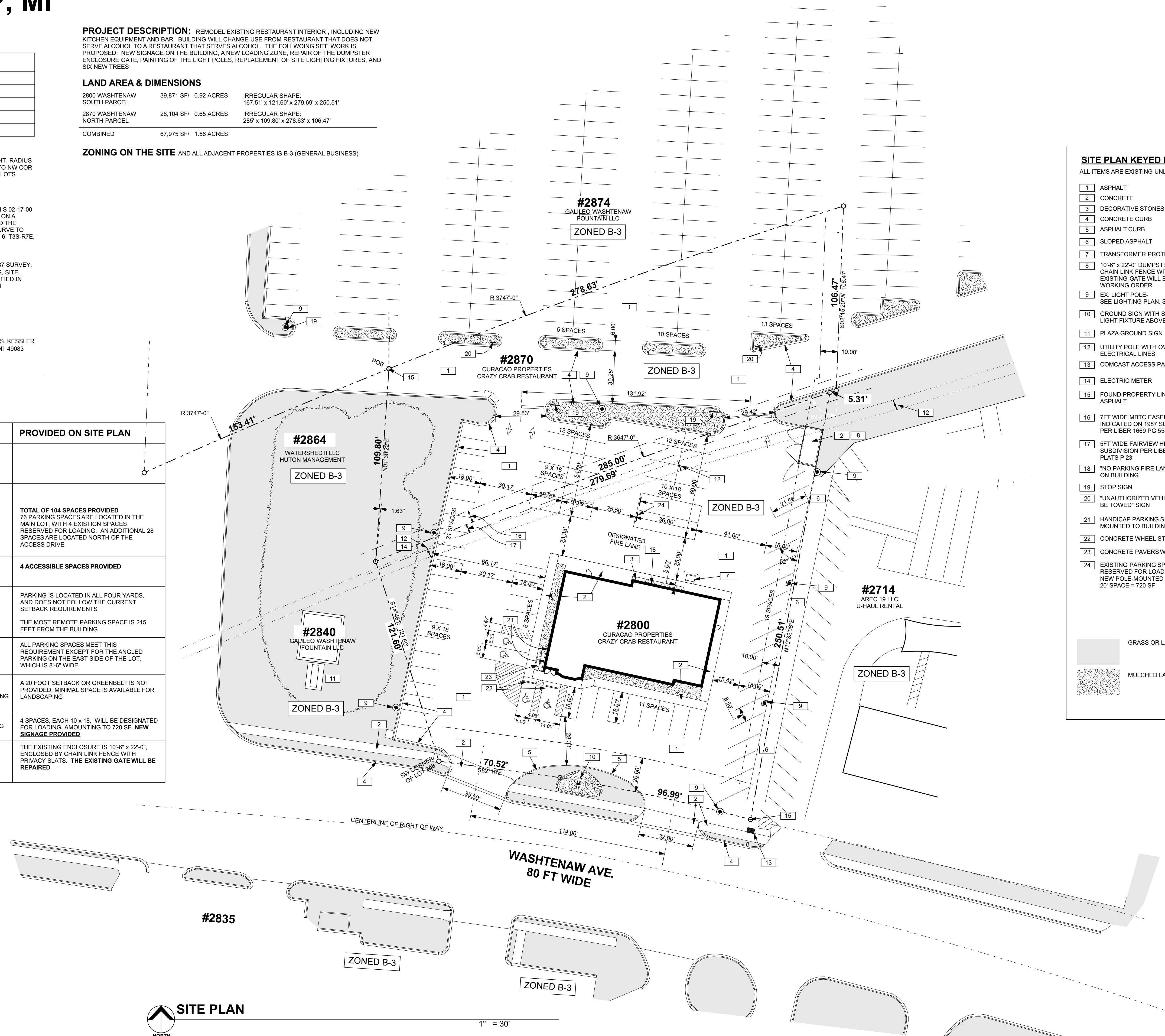
LAND AREA & DIMENSIONS

2800 WASHTENAW SOUTH PARCEL	39,871 SF/ 0.92 ACRES	IRREGULAR SHAPE: 167.51' x 121.60' x 279.69' x 250.51'
2870 WASHTENAW NORTH PARCEL	28,104 SF/ 0.65 ACRES	IRREGULAR SHAPE: 285' x 109.80' x 278.63' x 106.47'
COMBINED	67,975 SF/ 1.56 ACRES	

ZONING ON THE SITE AND ALL ADJACENT PROPERTIES IS B-3 (GENERAL BUSINESS)

YPSILANTI TOWNSHIP ZONING ORDINANCE

	ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 11 SEC 1101	THIS PROPERTY ZONED B-3 USE: RESTAURANT SERVING ALCOHOL THIS IS A CHANGE OF USE FROM A RESTAURANT NOT SERVING ALCOHOL	
ARTICLE 21 SEC 2104 PARKING	STANDARD SIT-DOWN RESTAURANT W ALCOHOL 1 SPACE FOR EACH 75SF OF USEABLE FLOOR AREA = 2,640 SF/ 75 = 35 SPACES 1 FOR EACH 2 PERSONS ALLOWED IN MAX. OCCUPANCY = 184 OCCUPANTS/ 2 = 92 SPACES WHICHEVER IS GREATER 92 PARKING SPACES REQUIRED THIS IS AN INCREASE OF 30 SPACES FROM A RESTAURANT THAT DOES NOT SERVE ALCOHOL	TOTAL OF 104 SPACES PROVIDED 76 PARKING SPACES ARE LOCATED IN THE MAIN LOT, WITH 4 EXISTING SPACES RESERVED FOR LOADING. AN ADDITIONAL 28 SPACES ARE LOCATED NORTH OF THE ACCESS DRIVE
	ACCESSIBLE PARKING A PARKING LOT WITH 76-100 PARKING SPACES MUST HAVE 4 ACCESSIBLE SPACES 4 ACCESSIBLE SPACES ARE PROVIDED	4 ACCESSIBLE SPACES PROVIDED
	PARKING LOCATION IN DISTRICT B-3, PARKING IS PERMITTED IN THE FRONT SETBACK WITH A 20FT LANDSCAPED SETBACK ALL PARKING MUST BE SETBACK WITH A 10FT FROM PROPERTY LINES PARKING MUST WITHIN 300FT OF BUILDING SERVED, ON LAND OWNED BY THE APPLICANT.	PARKING IS LOCATED IN ALL FOUR YARDS, AND DOES NOT FOLLOW THE CURRENT SETBACK REQUIREMENTS THE MOST REMOTE PARKING SPACE IS 215 FEET FROM THE BUILDING
	PARKING DIMENSIONS ALL PARKING, BOTH PERPENDICULAR & ANGLED SPACES MUST BE MIN. 9 X 18 MANEUVERING LANE AT PERPENDICULAR PARKING MUST BE 24FT MANEUVERING LANE AT ANGLED PARKING MUST BE MIN 14FT	ALL PARKING SPACES MEET THIS REQUIREMENT EXCEPT FOR THE ANGLED PARKING ON THE EAST SIDE OF THE LOT, WHICH IS 8'-6" WIDE
	PARKING SCREENING WHEN PARKING IS LOCATED IN THE FRONT YARD, A LANDSCAPE BERM OR CONTINUOUS HEDGE ROW IS REQUIRED IN THE GREENBELT BETWEEN THE PARKING AREA AND THE RIGHT OF WAY	A 20 FOOT SETBACK OR GREENBELT IS NOT PROVIDED. MINIMAL SPACE IS AVAILABLE FOR LANDSCAPING
SEC 2106 LOADING	A LOADING AREA IS REQUIRED IN THE REAR YARD, 10SF PER FRONT FOOT OF BUILDING: 92 FT WIDE BUILDING X 10SF = 920 SF (AN AREA EQUAL TO 5-6 PARKING SPACES, OR A 10FT WIDE SPACE ALONG ENTIRE BACK OF BUILDING)	4 SPACES, EACH 10 X 18, WILL BE DESIGNATED FOR LOADING, AMOUNTING TO 720 SF. NEW SIGNAGE PROVIDED
SEC 2107 TRASH	A MIN 12 X 16' DUMPSTER ENCLOSURE IS REQUIRED, SCREENED FROM ALL SIDES WITH BRICK OR CONCRETE MATERIALS A FRONT GATE IS REQUIRED	THE EXISTING ENCLOSURE IS 10'-6" X 22'-0", ENCLOSED BY CHAIN LINK FENCE WITH PRIVACY SLATS. THE EXISTING GATE WILL BE REPAIRED



SITE PLAN KEYED NOTES

ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE

- 1 ASPHALT
- 2 CONCRETE
- 3 DECORATIVE STONES
- 4 CONCRETE CURB
- 5 ASPHALT CURB
- 6 SLOPED ASPHALT
- 7 TRANSFORMER PROTECTED BY 2 BOLLARDS
- 8 10'-6" x 22'-0" DUMPSTER ENCLOSURE CHAIN LINK FENCE WITH PRIVACY SLATS. EXISTING GATE WILL BE REPAIRED TO WORKING ORDER
- 9 EX. LIGHT POLE- SEE LIGHTING PLAN. SHEET SP-4
- 10 GROUND SIGN WITH SINGLE LIGHT FIXTURE ABOVE
- 11 PLAZA GROUND SIGN
- 12 UTILITY POLE WITH OVERHEAD ELECTRICAL LINES
- 13 COMCAST ACCESS PANEL
- 14 ELECTRIC METER
- 15 FOUND PROPERTY LINE PIN IN ASPHALT
- 16 7FT WIDE MBTC EASEMENT INDICATED ON 1987 SURVEY, PER LIBER 1689 PG 358
- 17 8FT WIDE FAIRVIEW HEIGHTS SUBDIVISION PER LIBER 7 OF PLATS P 23
- 18 "NO PARKING FIRE LANE" SIGN ON BUILDING
- 19 STOP SIGN
- 20 "UNAUTHORIZED VEHICLES WILL BE TOWED" SIGN
- 21 HANDICAP PARKING SIGN MOUNTED TO BUILDING
- 22 CONCRETE WHEEL STOP
- 23 CONCRETE PAVERS WITH BENCH
- 24 EXISTING PARKING SPACES RESERVED FOR LOADING WITH NEW POLE-MOUNTED SIGN. 36' x 20' SPACE = 720 SF

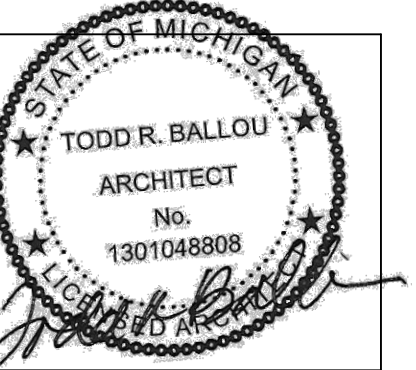
GRASS OR LANDSCAPE AREAS
MULCHED LANDSCAPE AREA

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd., Ypsilanti, MI 48198

PROJECT:
CRAZY CRAB RESTAURANT
2800 WASHTENAW AVE
YPSILANTI TOWNSHIP, MI

TITLE:
SITE PLAN

JOB NO:
2024



SHEET NO.

SP-1

Applicant Name: Li Yong Chen, Li Crazy Crab Corp.
Applicant Address: 533 S. Kessler St, Wichita, KS 67213

SITE PLAN

1" = 30'

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PROJECT:
CRAZY CRAB RESTAURANT
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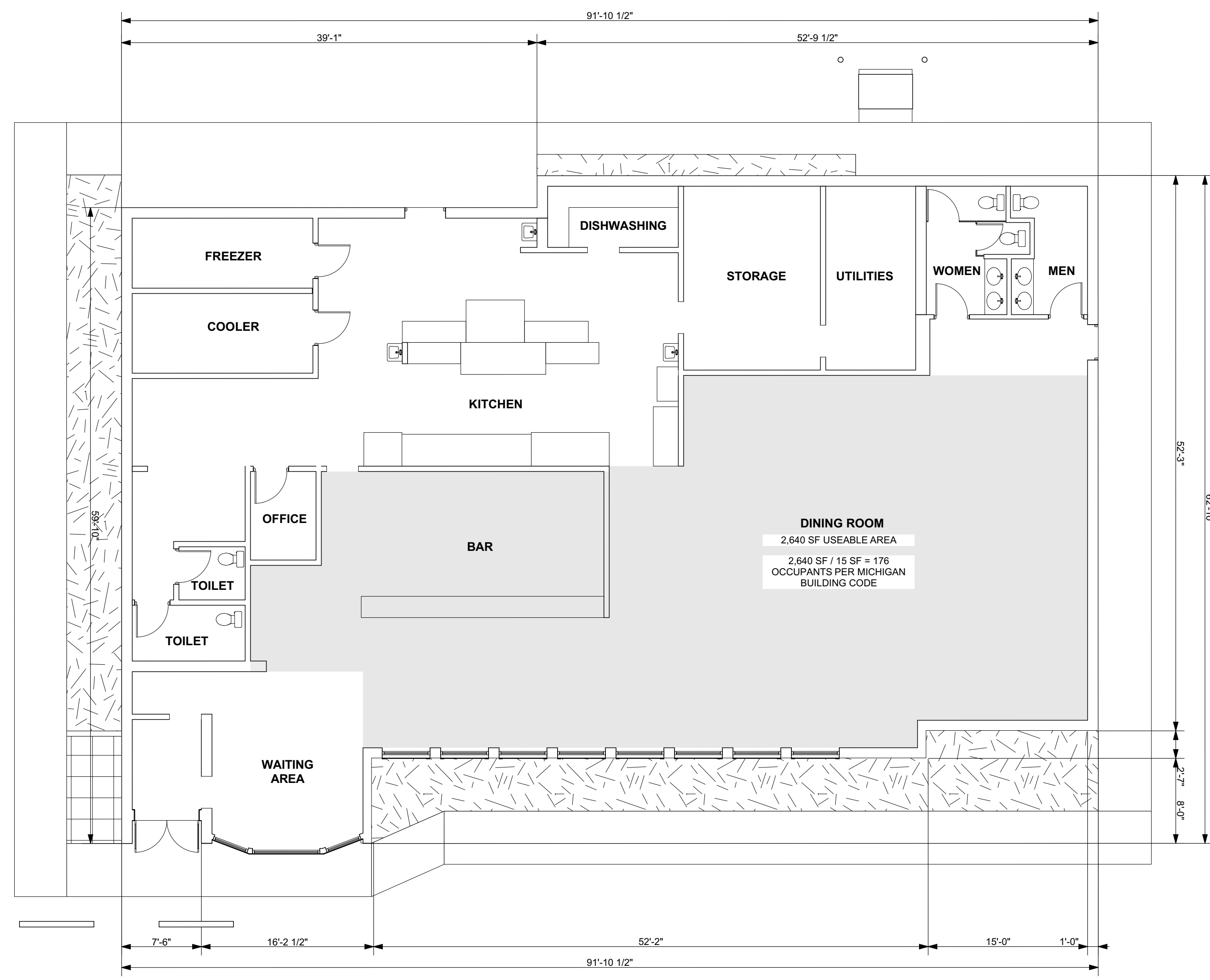
TITLE:
DRAINAGE PLAN, SIGNAGE

JOB NO:
2024



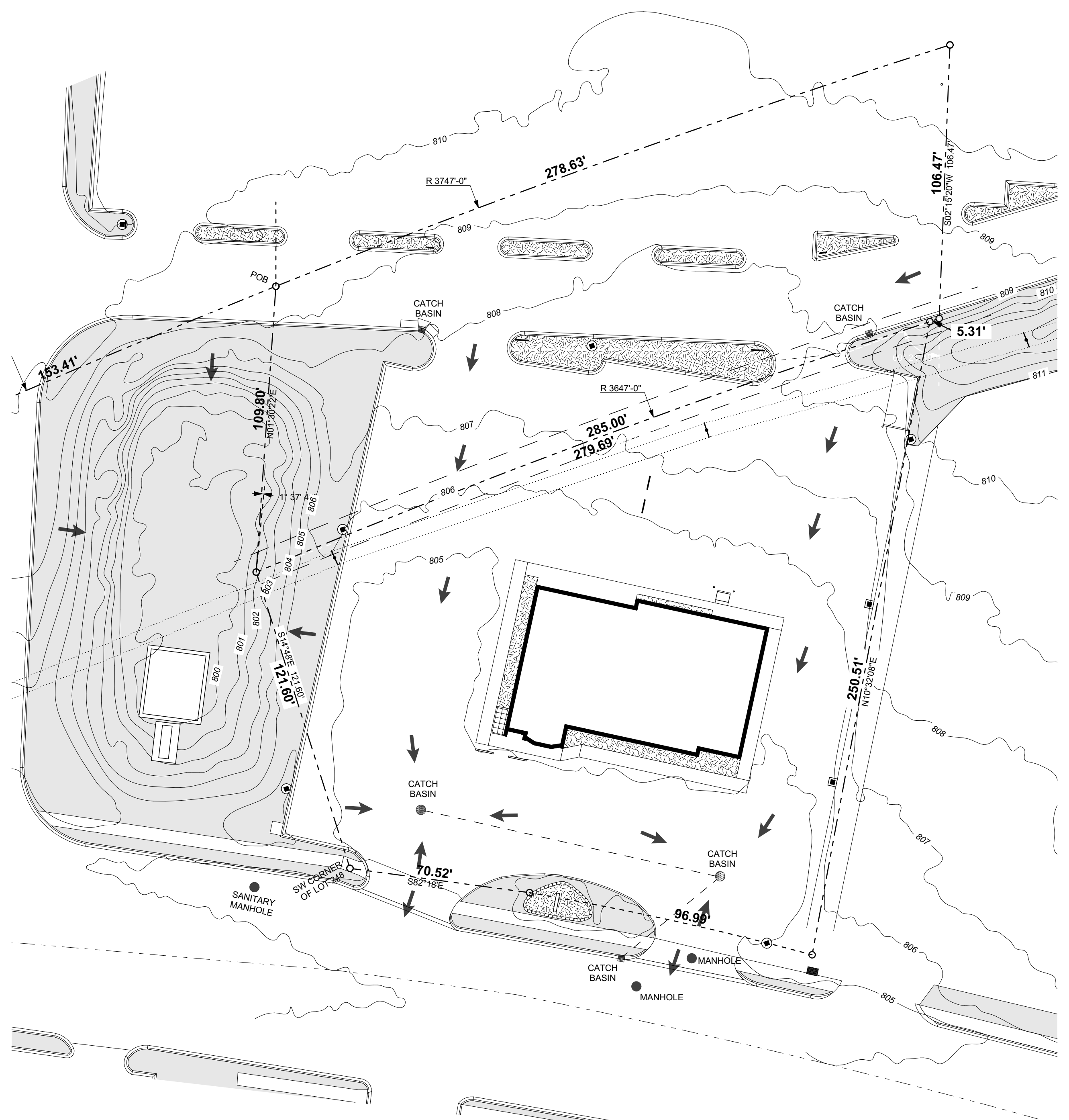
SHEET NO.
SP-3

Applicant Name: Li Yong Chen, Li Crazy Crab Corp
Applicant Address: 533 S. Kessler St, Wichita, KS 67213



1ST FLOOR PLAN
NORTH

1/8" = 1'-0"

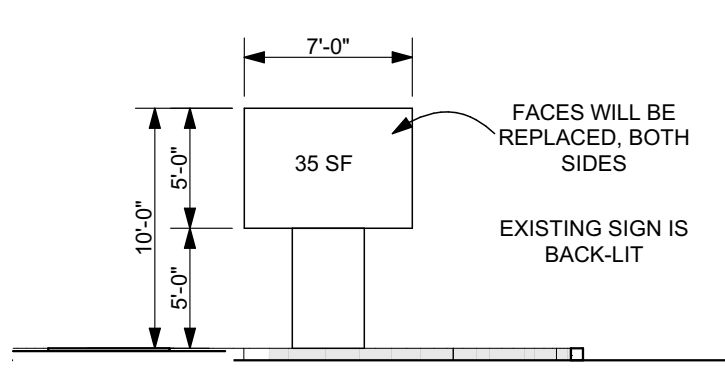


DRAINAGE PLAN
NORTH

1" = 30'

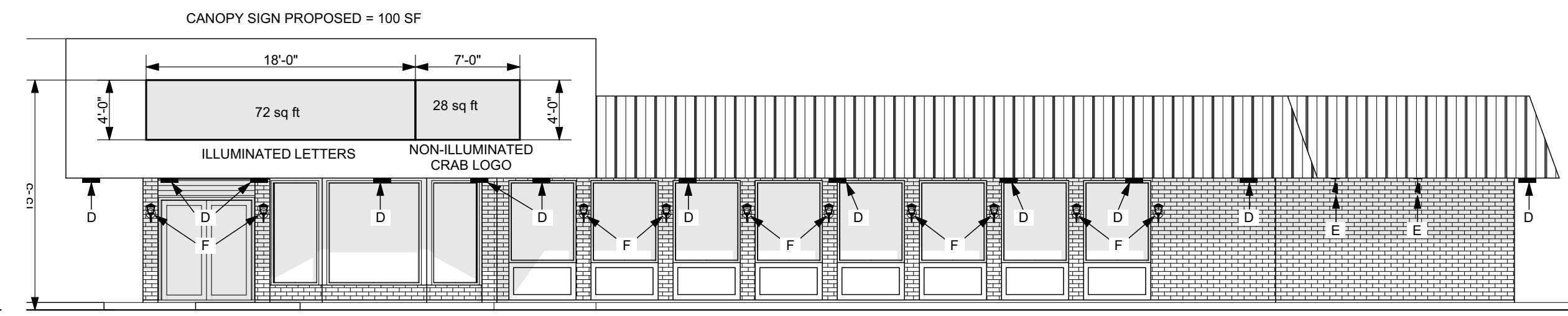
YPSILANTI TOWNSHIP ZONING ORDINANCE

	ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 21 SEC 1209 SIGNAGE	CANOPY SIGN MAX SIGN FACE: 10% OF FACE OF BUILDING UP TO 240 SF MAX HEIGHT: NO HIGHER THAN BUILDING MAX HEIGHT ABOVE GROUND: 7FT	FRONT BUILDING FACADE IS 1,431 SF MAX 10% ALLOWED IS 143 SF PROPOSED SIGN IS 100 SF
	WINDOW SIGNS 2 SIGNS PER WINDOW ARE PERMITTED SIGNAGE CANNOT EXCEED 20% OF WINDOW SIGN CONTENT IS LIMITED TO THE COMPANY NAME AND LOGO, AND SHALL NOT ADVERTISE PRODUCTS OR SERVICES	NO WINDOW SIGNS ARE PROPOSED
	NON-RESIDENTIAL GROUND SIGNS MINIMUM SETBACK REQUIRED IS EQUAL TO THE HEIGHT OF THE SIGN MAX SIGN FACE IS 24-36SF, DEPENDENT ON THE SIGN HEIGHT EXISTING SIGN IS 10FT TALL, WITH 36 SF MAX PER FACE EACH FACE IS 35 SF	NO NEW GROUND SIGN IS PROPOSED EXISTING GROUND SIGN MEETS HEIGHT AND SIZE REQUIREMENTS, BUT DOES NOT MEET SETBACK REQUIREMENTS
	SIGN ALTERATIONS A PERMIT IS REQUIRED TO ALTER A SIGN PAINTING, SERVICING OR CLEANING DOES NOT REQUIRE A PERMIT UNLESS STRUCTURAL CHANGES ARE MADE TO THE SIGN OR SIGN BOX SINCE IT IS NOT EXPLICITLY MENTIONED, CHANGING THE FACE OF A SIGN IS ASSUMED TO REQUIRE A SIGN PERMIT	BOTH FACES OF THE EXISTING GROUND SIGN WILL BE CHANGED TO REFLECT THE NAME OF THE NEW RESTAURANT
	NON-CONFORMING SIGNS NON-CONFORMING SIGNS ARE PERMITTED TO REMAIN UNTIL CHANGES OTHER THAN PAINTING OR SERVICING ARE REQUIRED. A CHANGE OF SIGN COPY IS PERMITTED TO A NON-CONFORMING SIGN IF A CLASS A DESIGNATION IS GRANTED TO THE SIGN THROUGH A PUBLIC HEARING	IN SPITE OF THE DEPICTED PROPERTY LINES, THE GROUND SIGN IS ASSUMED TO BE FULLY ON THE SUBJECT PROPERTY. THIS IS BASED ON A RECENT EASEMENT ESTABLISHED FOR THE PUBLIC SIDEWALK WHICH APPARENTLY ENCROACHES ON THE PROPERTY



5 GROUND SIGN
SP-3

1/8" = 1'-0"



EXTERIOR LIGHTING ON BUILDING
D RECESSED FIXTURE IN SOFFIT, LAMPS VARY
E SOFFIT MOUNTED FLOOD LIGHT
F WALL-MOUNTED LANTERN

4 FRONT ELEVATION
SP-3

1/8" = 1'-0"

YPSILANTI TOWNSHIP ZONING ORDINANCE

ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 21 SEC 2115 SITE PLAN REVIEW	
REQUIRED REVIEW PROCESS (TABLE 2115.1) THIS PROJECT IS A CHANGE OF USE FROM A RESTAURANT THAT DOES NOT SERVE ALCOHOL TO A RESTAURANT THAT DOES SERVE ALCOHOL. A CHANGE OF USE TO A MORE INTENSIVE USE IN TERMS OF PARKING REQUIRES A FULL SITE PLAN REVIEW. A CHANGE OF USE FOR A NON-CONFORMING SITE REQUIRES A SKETCH PLAN WITH PLANNING COMMISSION REVIEW. A CHANGE OF USE TO A SIMILAR USE WITHOUT SIGNIFICANT CHANGES IN THE EXISTING SITE REQUIRES A SKETCH PLAN WITH ADMINISTRATIVE REVIEW.	BASED ON PREVIOUS CORRESPONDENCE WITH TOWNSHIP STAFF, WE ANTICIPATE THE NEED FOR A SKETCH PLAN WITH PLANNING COMMISSION REVIEW.
SKETCH PLAN REQUIREMENTS	
APPLICATION FORM NAME AND ADDRESS OF APPLICANT & PROPERTY OWNER ADDRESS AND COMMON DESCRIPTION OF PROPERTY WITH COMPLETE LEGAL DESCRIPTION DIMENSIONS OF LAND AND TOTAL ACREAGE ZONING ON THE SITE AND ALL ADJACENT PROPERTIES DESCRIPTION OF PROPOSED PROJECT NAME AND ADDRESS OF SITE PREPARER PROOF OF OWNERSHIP	AN EXISTING APPLICATION IS ASSUMED TO EXIST FOR THE PREVIOUSLY SUBMITTED DRAWINGS. THIS INFORMATION, EXCEPT FOR THE PROOF OF OWNERSHIP, IS ALSO PROVIDED ON SHEET S1.
SITE PLAN DESCRIPTIVE AND IDENTIFICATION DATA SITE PLAN AT 1/4" = 50 FEET OR LARGER, FORMATTED ON 24 x 36 SHEETS PROJECT DESCRIPTION, INCLUDING PROPOSED USE OF BUILDING AND SITE IMPROVEMENTS TITLE BLOCK WITH SHEET NUMBER, TITLE, NAME, ADDRESS, AND PHONE NUMBER OF APPLICANT AND SITE PREPARER, DATE OF SUBMISSION AND REVISIONS SCALE AND NORTH ARROW	ALL PLANS ARE AT 1" = 30', FORMATTED ON 24 x 36 SHEETS PROVIDED ON SHEET SP-1 PROVIDED ON ALL SHEETS PROVIDED ON ALL SHEETS
LEGAL AND COMMON DESCRIPTION OF PROPERTY ZONING CLASSIFICATION OR PETITIONER'S PARCEL AND ALL ABUTTING PARCELS NET ACREAGE AND TOTAL ACREAGE	PROVIDED ON SHEET SP-1 PROVIDED ON SHEET SP-1/SITE PLAN PROVIDED ON SHEET SP-1
SITE ANALYSIS ENVIRONMENTAL IMPACT ANALYSIS AND NATURAL FEATURES PROTECTION DOCUMENTATION PER CHAPTER 26 (BLIGHT, NON-OPERATING VEHICLES AND NOISE) SURVEY OF THE EXISTING LOT LINES, BUILDING LINES, PARKING AREAS, AND OTHER IMPROVEMENTS WITHIN 100 FEET OF SITE INVENTORY OF THE LOCATION, SIZE, AND TYPE OF EXISTING TREES, SHRUBS, AND LANDMARK TREES AS REQUIRED BY TOWNSHIP WOODLANDS ORDINANCE. THE GENERAL LOCATION OF ALL EXISTING PLAN MATERIALS LOCATION OF EXISTING DRAINAGE COURSES, FLOODPLAINS, LAKES, STREAMS AND WETLANDS WITH ELEVATIONS SURFACE DRAINAGE FLOWS INCLUDING HIGH POINT, LOW POINTS, AND SWALES EXISTING EASEMENTS EXISTING ROADWAYS AND DRIVEWAYS WITHIN 250 FEET EXISTING SIDEWALKS	A NEW SURVEY WAS NOT DONE. SITE PLAN IS BASED ON EXISTING INFORMATION. PROVIDED ON SHEET SP-2/ LANDSCAPE PLAN NO LANDMARK TREES EXIST ON PROPERTY NO FLOOD PLAINS, LAKES, STREAMS OR WETLANDS EXIST ON SITE PROVIDED ON SHEET SP-3/ DRAINAGE PLAN WITH ELEVATION CONTOURS PROVIDED ON SHEET SP-1/ SITE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN
SITE PLAN PROPOSED LOT LINES, LOT DIMENSIONS, SETBACK DIMENSIONS STRUCTURES AND OTHER IMPROVEMENTS PROPOSED EASEMENTS LOCATION OF EXTERIOR LIGHTING LOCATION OF DUMPSTER ENCLOSURE & TRANSFORMER AND METHOD OF SCREENING EXTEND OF ANY OUTDOOR SALES OR DISPLAY	ALL LOT LINES ARE EXISTING PROVIDED ON SHEET SP-1/ SITE PLAN NO NEW STRUCTURES ARE PROPOSED NO EASEMENTS ARE PROPOSED NOT REQUIRED FOR SKETCH PLANS/ PROVIDED ON SHEET S4/ SITE LIGHTING PLAN PROVIDED ON SHEET SP-1/ SITE PLAN NO OUTDOOR SALES OR DISPLAY PROPOSED
ACCESS AND CIRCULATION DIMENSIONS AND CENTERLINES OF EXISTING ACCESS ROADS DIMENSIONS OF PARKING SPACES, ISLANDS, CIRCULATION AISLES, AND LOADING ZONE PARKING & LOADING ZONE CALCULATION DESIGNATION OF FIRE LANES TRAFFIC REGULATORY SIGNS AND PAVEMENT MARKINGS LOCATION OF SIDEWALKS ON PROPERTY AND WITHIN RIGHT OF WAY LOCATION & DIMENSIONS OF OUTDOOR STORAGE FACILITIES	PROVIDED ON SHEET SP-1/ SITE PLAN CURVE RADII OF EXISTING CURBS NOT PROVIDED PROVIDED ON SHEET SP-1/ SITE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN NOT REQUIRED FOR SKETCH PLAN/ PROVIDED ON SHEET SP-1/ SITE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN NO OUTDOOR STORAGE IS PROPOSED, EXCEPT FOR THE DUMPSTER ENCLOSURE

ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 21 SEC 2115 SITE PLAN REVIEW	
LANDSCAPE PLANS LOCATION, SIZE, AND TYPE OF EXISTING TREES AS REQUIRED BY WOODLAND ORDINANCE. GENERAL LOCATION OF ALL OTHER EXISTING PLANT MATERIAL IDENTIFY AS REMOVED OR PRESERVED LOCATION OR EXISTING AND PROPOSED LAWN/ LANDSCAPE AREAS	PROVIDED ON SHEET SP-2/ LANDSCAPE PLAN PROVIDED ON SHEET SP-1/ SITE PLAN
BUILDING & STRUCTURE DETAILS LOCATION, HEIGHT & OUTSIDE DIMENSION OF ALL PROPOSED BUILDINGS/ STRUCTURES LOCATION, SIZE, HEIGHT AND LIGHTING OF ALL PROPOSED SITE AND WALL SIGNS	NO NEW BUILDINGS/ STRUCTURES ARE PROPOSED PROVIDED ON SHEET SP-1/ SITE PLAN AND SP-3 BUILDING AND SIGN ELEVATIONS
LOCATION, SIZE, HEIGHT AND CONSTRUCTION FOR ALL OBSCURING WALLS OR BERMS	NO NEW WALLS OR BERMS ARE PROPOSED
DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL LOCATION AND SIZE OF EXISTING & PROPOSED STORM SEWERS	PROVIDED ON SHEET SP-3/ DRAINAGE PLAN, SIZE OF EX. SEWER NOT PROVIDED, NO NEW STORM DRAINS PROPOSED
STORMWATER RETENTION AND DETENTION PONDS, INCLUDING GRADING, SLOPES, DEPTH, HIGH WATER ELEVATION, VOLUME AND OUTFALLS	NO NEW STORMWATER RETENTION STRUCTURES ARE PROPOSED, RETAINING STRUCTURE ON NEIGHBORING PROPERTY IS SHOWN WITH CONTOUR LINES. NO OTHER STORM WATER DATA IS AVAILABLE.
STORMWATER DRAINAGE AND RETENTION CALCULATIONS	NO NEW STORMWATER STRUCTURES ARE PROPOSED. STORM WATER CALCULATIONS FOR THE EXISTING SYSTEM ARE NOT PROVIDED.
INDICATION OF SITE GRADING/ DRAINAGE PATTERNS, STORMWATER MANAGEMENT, SEDIMENT CONTROL AND TEMPERATURE REGULATION	NO NEW SITE GRADING IS PROPOSED. EXISTING DRAINAGE PATTERNS ARE SHOWN ON SHEET SP-3/ DRAINAGE PLAN
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES	NO SOIL WILL BE DISTURBED EXCEPT FOR TREE PLANTING. NO NEW SOIL EROSION MEASURES ARE PROPOSED
UTILITY INFORMATION	NOT REQUIRED FOR SKETCH PLANS
LIGHTING PLAN LOCATION OF ALL FREE-STANDING, BUILDING-MOUNTED AND CANOPY LIGHT FIXTURES ON SITE PLAN AND BUILDING ELEVATION	PROVIDED ON SHEET SP-4/ SITE LIGHTING PLAN PROVIDED ON SHEET SP-3/ FRONT ELEVATION LIGHTING ON REAR AND SIDE OF BUILDING NOT INDICATED ON ELEVATIONS
SPECIFICATION OF NEW LIGHTING FIXTURES	THIS INFORMATION WILL BE PROVIDED BY THE LIGHTING COMPANY
USE OF PROPOSED FIXTURES	NEW LIGHT FIXTURES WILL REPLACE THE EXISTING FIXTURES, THAT LIGHT THE PARKING AREAS

YPSILANTI TOWNSHIP ZONING ORDINANCE

ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 22 SEC 2206	
NON CONFORMING SITES SITE IMPROVEMENTS ARE ENCOURAGED TO GRADUALLY BRING NON-CONFORMING SITES INTO CONFORMANCE WITHOUT REQUIRING AN UPGRADE OF ALL SITE ELEMENTS SITE IMPROVEMENTS SHOULD PRIORITIZE THE FOLLOWING AREAS: 1. EXTERIOR LIGHTING, LANDSCAPING, SCREENING, AND BUILDING IMPROVEMENTS THAT ARE IN REASONABLE PROPORTION WITH THE PROPOSED CONSTRUCTION 2. IMPROVEMENTS THAT RESOLVE PUBLIC SAFETY ISSUES, BUILDING & FIRE CODE VIOLATIONS, EMERGENCY VEHICLE ACCESS, AND PEDESTRIAN/ VEHICLE CONFLICTS 3. INSTALLATION OR REPAIR OF SIDEWALKS A REASONABLE TIMELINE FOR THE SITE IMPROVEMENTS CAN BE PROPOSED	ARCHITECT RECOMMENDS ADDITION OF A FEW TREES REPLACEMENT OF DAMAGED SHRUBS, REPAIR OF EXISTING BUILDING LIGHTS. ARCHITECT RECOMMENDS REMOVAL & REPLACEMENT OF GROUND SIGN FULLY ON SUBJECT PROPERTY/ NOT IN RIGHT OF WAY SIDEWALKS ARE NEW, AND IN GOOD CONDITION

SITE PLAN REVIEW 4 JAN 2021
SITE PLAN REVIEW 1 JAN 2021

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PROJECT: **CRAZY CRAB RESTAURANT**
2800 WASHTEENAW AVE
YPSILANTI TOWNSHIP, MI

TITLE: **EXTERIOR LIGHTING**

JOB NO:
2024

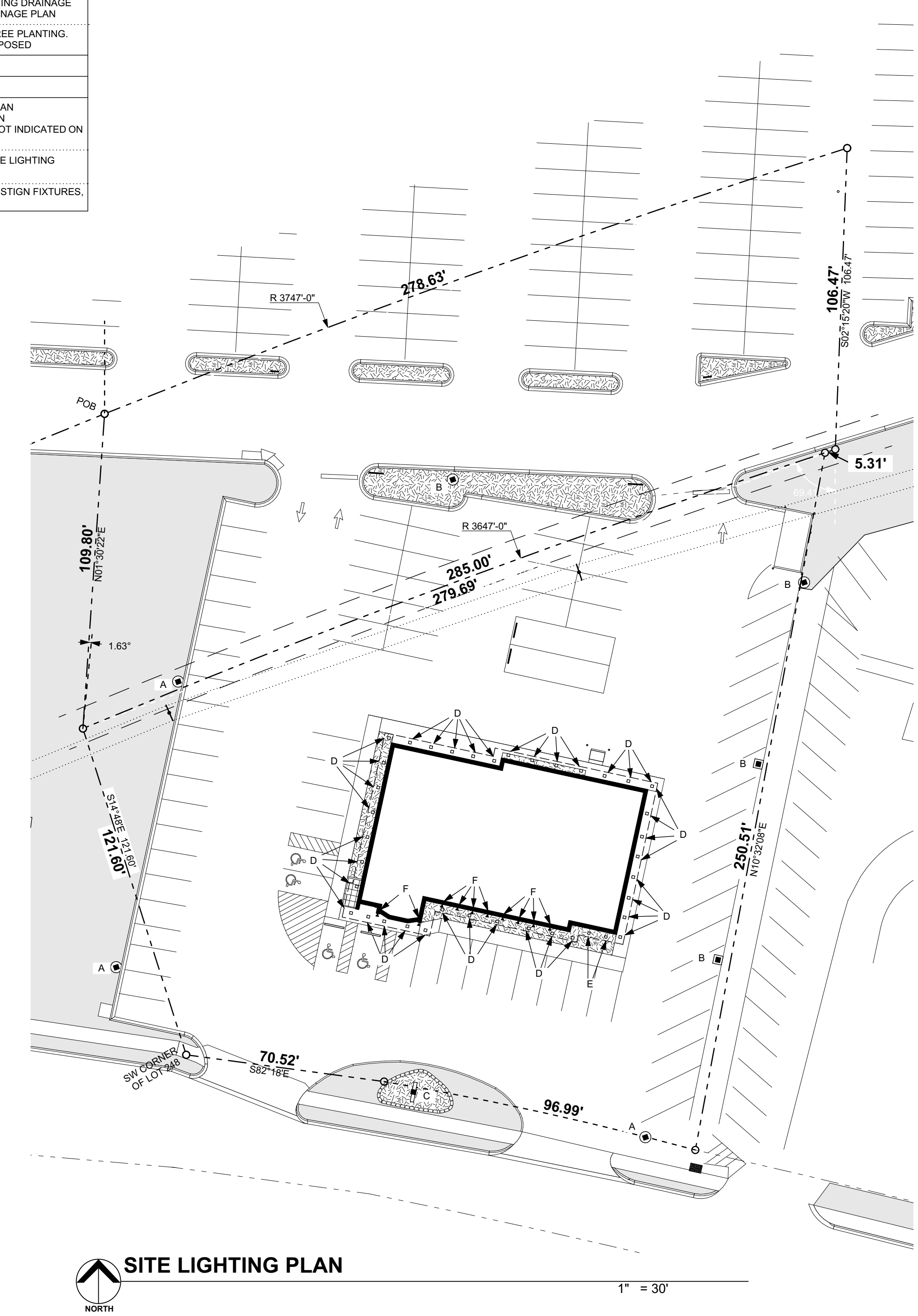


SHEET NO.
SP-4

Applicant Name: Li Yong Chen, Li Crazy Crab Corp
Applicant Address: 533 S. Kessler St, Wichita, KS 67213

YPSILANTI TOWNSHIP ZONING ORDINANCE

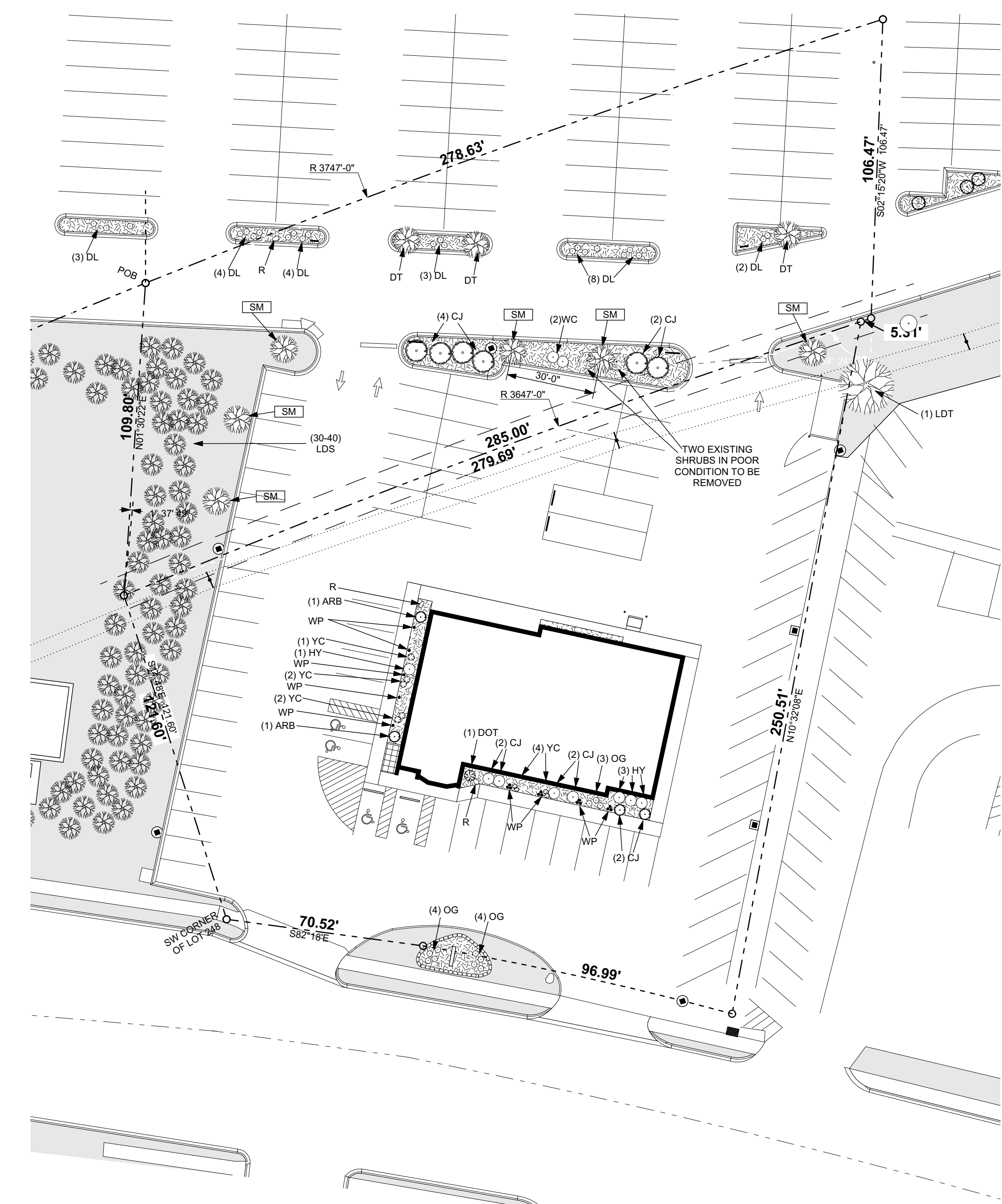
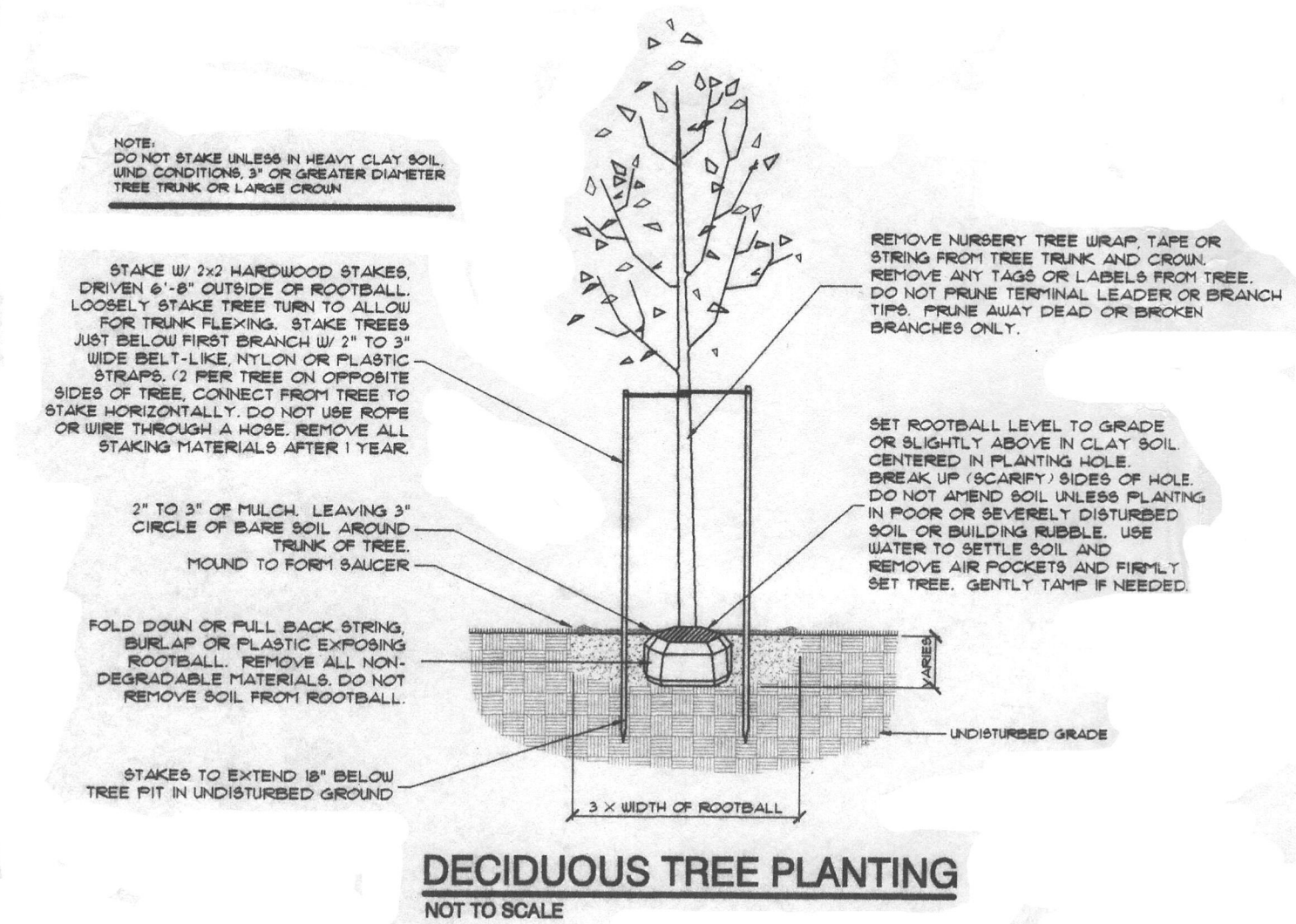
ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN
ARTICLE 21 SEC 2110 EXTERIOR LIGHTING	
GENERAL PROVISIONS EXTERIOR LIGHTING SHALL BE FULL SHIELDED AND DIRECTED DOWNWARD LIGHTING INTENSITY SHALL NOT EXCEED 10 FOOT CANDLES ANYWHERE ON SITE, AND SHALL NOT EXCEED 1 FOOT CANDLE AT ANY LOT BOUNDARY OR RIGHT OF WAY LINE	NO NEW EXTERIOR LIGHTING IS PROPOSED. EXISTING POLE LIGHTS ARE NOT NOT DIRECTED DOWNWARD, BUT ARE LOCATED NEAR THE LOT LINES, WITH LIGHT DIRECTED AWAY FROM THE LOT LINE AND TOWARD THE BUILDING. LIGHTS COULD BE ADJUSTED TO A DOWNWARD POSITION, BUT THAT WILL INCREASE THE LIGHT AT THE PROPERTY LINES.
FREESTANDING POLE LIGHTING 25FT MAX HEIGHT IS PERMITTED SINCE THIS SITE IS LOCATED MORE THAN 300FT FROM A RESIDENTIAL DISTRICT. THE NEAREST RESIDENTIAL ZONING IS AT COLLEGEWOOD DRIVE, APPROX 480 FT AWAY	
BUILDING-MOUNTED LIGHTING EXPOSED TUBES/ NEON LIGHTS ARE PROHIBITED	ALL BUILDING-MOUNTED LIGHTING IS DIRECTED DOWNWARD, OR DIRECTED TOWARD THE BUILDING



SITE LIGHTING PLAN
1" = 30'

YPSILANTI TOWNSHIP ZONING ORDINANCE

	ZONING REQUIREMENT & ANALYSIS	PROVIDED ON SITE PLAN																									
ARTICLE 21 SEC 2108 LANDSCAPING REQUIREMENTS	<p>LANDSCAPE PLAN MUST INCLUDE CONTOUR LINES MUST LOCATION, SPACING, AND SIZE FOR ALL PROPOSED PLANTS MUST INCLUDE PLANTING DETAILS</p> <p>2A. GENERAL LANDSCAPING 1 TREE PER 1,000SF OF LAWN, MIXTURE OF EVERGREEN & DECIDUOUS 1 SHRUB PER 500SF OF LAWN LAWN AREAS: WEST SIDE OF SITE 4,308SF + NEAR DUMPSTER 775 SF + NEAR FRONT SIGN 365 SF = 5,448. 5,448 SF REQUIRES 6 TREES, 11 SHRUBS</p> <p>2B. STREET YARD (STREET YARD IS REQUIRED BETWEEN A PARKING LOT AND THE STREET) 1 LARGE DECIDUOUS TREE PER 40 LF OF FRONTAGE 1 ORNAMENTAL TREE FOR EACH 100 LF OF FRONTAGE 1 SHRUB FOR EACH 10 LF OF FRONTAGE 167.51' FRONTAGE ALONG WASHTENAW REQUIRES 4 LARGE DECIDUOUS TREES, 2 ORNAMENTAL TREES, AND 17 SHRUBS</p> <p>2G. PARKING LOTS 1 LARGE DECIDUOUS TREE REQUIRED FOR EACH 3,000SF OF PARKING, MIN OF 2 TREES, LOCATED WITHIN 10FT OF PARKING AREA PARKING ISLANDS REQUIRED FOR EVERY 10 SPACES, WITH MIN 150 SF OF AREA AND MIN 5FT DIMENSION, WITH CURBS SOUTH LOT IS 33,858 INCLUDING MANEUVERING LANES, BUT NOT INCLUDING DUMPSTER, TRANSFORMER AREAS, AND ISLANDS 33,858SF / 3,000 = 11 LARGE DECIDUOUS TREES NORTH LOT IS 7,044SF INCLUDING MANEUVERING LANES, BUT NOT INCLUDING ISLANDS AND PLAZA ACCESS DRIVE 7,044 SF / 3,000 = 2 LARGE DECIDUOUS TREES</p> <p>2H. STOREFRONT PEDESTRIAN REQUIRED BETWEEN A BUILDING AND ANY PARKING LOT MIN 20FT LAWN AREA REQUIRED BETWEEN THE BUILDING AND PARKING LOT LARGE DECIDUOUS TREES LOCATED 50 FT o.c. ORNAMENTAL LIGHTING LOCATED 100 FT o.c. SEATING LOCATED AT 100 FT o.c. 10% TO BE DECORATIVE PAVED MATERIALS PARKING IS LOCATED ON ALL FOUR SIDES OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th></th> <th>LARGE DECIDUOUS TREES</th> <th>ORNAMENTAL LIGHTING</th> <th>SEATING LOCATIONS</th> <th>10% DECORATIVE PAVING MATERIALS</th> </tr> </thead> <tbody> <tr> <td>FRONT/ SOUTH 92FT WIDE PAVING 540 SF LANDSCAPE 391 SF</td> <td>2 TREES REQUIRED</td> <td>1 LIGHTING LOCATION REQUIRED</td> <td>1 SEATING LOCATION REQUIRED</td> <td>54 SF REQUIRED</td> </tr> <tr> <td>RIGHT/ EAST 52FT WIDE PAVING 299 SF LANDSCAPE: NONE</td> <td>1 TREE REQUIRED</td> <td></td> <td></td> <td>30 SF REQUIRED</td> </tr> <tr> <td>LEFT/ WEST 80FT WIDE PAVING 368 SF LANDSCAPE: 267 SF</td> <td>1 TREE REQUIRED</td> <td></td> <td></td> <td>37 SF REQUIRED</td> </tr> <tr> <td>REAR/ NORTH 92FT WIDE PAVING 591 SF LANDSCAPE: 60 SF</td> <td>2 TREES REQUIRED</td> <td>1 LIGHTING LOCATION REQUIRED</td> <td>1 SEATING LOCATION REQUIRED</td> <td>59 SF REQUIRED</td> </tr> </tbody> </table>		LARGE DECIDUOUS TREES	ORNAMENTAL LIGHTING	SEATING LOCATIONS	10% DECORATIVE PAVING MATERIALS	FRONT/ SOUTH 92FT WIDE PAVING 540 SF LANDSCAPE 391 SF	2 TREES REQUIRED	1 LIGHTING LOCATION REQUIRED	1 SEATING LOCATION REQUIRED	54 SF REQUIRED	RIGHT/ EAST 52FT WIDE PAVING 299 SF LANDSCAPE: NONE	1 TREE REQUIRED			30 SF REQUIRED	LEFT/ WEST 80FT WIDE PAVING 368 SF LANDSCAPE: 267 SF	1 TREE REQUIRED			37 SF REQUIRED	REAR/ NORTH 92FT WIDE PAVING 591 SF LANDSCAPE: 60 SF	2 TREES REQUIRED	1 LIGHTING LOCATION REQUIRED	1 SEATING LOCATION REQUIRED	59 SF REQUIRED	<p>CONTOUR LINES ARE PROVIDED SPACING & SIZE ARE PROVIDED ONLY GRAPHICALLY 4 NEW TREES ARE PROPOSED</p> <p>30-40 SHRUBS ARE PROVIDED ON WEST SIDE OF PROPERTY</p> <p>MINIMAL SPACE IS AVAILABLE BETWEEN THE EXISTING PARKING LOT AND THE STREET. NO TREES OR SHRUBS ARE PROVIDED. THE AREA AROUND THE SIGN IS PLANTED WITH PERENNIALS</p> <p>3 SMALL DECIDUOUS TREES ARE LOCATED ON THE NORTH SIDE OF THE ACCESS DRIVE 6 NEW TREES ARE PROPOSED ON THE NORTH & WEST SIDE OF THE MAIN PARKING LOT.</p> <p>1 ORNAMENTAL TREE IS PROVIDED AT THE FRONT. WALL-MOUNTED LANTERNS ARE PROVIDED AT THE FRONT</p> <p>NO PLANTING AREA EXISTS ON THE RIGHT SIDE</p> <p>2 ARBORVITAE EXIST ON THE LEFT SIDE A 50SF AREA WITH CONCRETE PAVERS AND A BENCH IS PROVIDED ON THE LEFT SIDE</p> <p>NO PLANTING AREA EXISTS ON THE REAR SIDE</p> <p>THE DUMPSTER IS SCREENED BY CHAIN LINK FENCE WITH PRIVACY SLATS. SOME SHRUBS EXIST ON NORTH SIDE OF DUMPSTER</p>
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ARTICLE 21 SEC 2108	<p>3. LANDSCAPING SPECIFICATIONS</p> <p>A. NON-PLANT MATERIAL SHALL BE MAINTENANCE FREE</p> <p>B. ALL LANDSCAPE AREAS MUST BE IRRIGATED</p> <p>C. PLANTS SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE HARDY IN WASHTENAW COUNTY</p> <p>D. PLASTIC PLANTS NOT PERMITTED</p> <p>E. PLANT SIZE & SPACING: EVERGREEN TREES, MIN 6FT HIGH, SPACED 10-15FT o.c. NARROW EVERGREEN TREES, MIN 5FT HIGH, SPACED 5-10FT o.c. L.G. DECIDUOUS TREES, MIN 2 1/2" CALIPER, FT HIGH, SPACED 30 FT o.c. S.M. DECIDUOUS TREES, MIN 2" CALIPER, FT HIGH, SPACED 15 FT o.c. L.G. SHRUBS, MIN 30" HIGH, SPACED 4-6 FT o.c. S.M. SHRUBS, MIN 24" HIGH, SPACED 4 FT o.c. MULCH SHALL BE MIN 3" DEEP</p> <p>F. INSTALLATION & MAINTENANCE: ALL UNHEALTHY & DEAD PLANTS MUST BE REPLACED IMMEDIATELY, OR IN THE NEXT PLANTING PERIOD.</p> <p>G. SUGGESTED PLANT MATERIALS EVERGREEN TREES- PINES, DOUGLAS FIR, HEMLOCK, SPRUCE NARROW EVERGREEN TREES- RED CEDAR, ARBORVITAE, JUNIPER L.G. DECIDUOUS TREES- OAK, MALE GINKGO, BIRCH, LINDEN, HARD MAPLE, BEECH, HONEY LOCUST, ASH S.M. DECIDUOUS TREES- HORNBEAM, HAWTHORNE, MAGNOLIA, MOUNTAIN ASH, REDBUD, FLOWERING DOGWOOD, FLOWERING CRABS L.G. EVERGREEN SHRUBS- IRISH YEW, HICKS YEW, MUGHO PINE, PFITZER JUNIPER, SAVIN JUNIPER L.G. DECIDUOUS SHRUBS- HONEYSUCKLE, LILAC, FORSYTHIA, BORDER PRIVET, BUCKTHORN, SUMAC, PYRACANTHA, BARBERRY, FLOWERING QUINCE, SARGENT CRAB APPLE, DOGWOOD, PEKIN COTONEASTER, S.M. EVERGREEN SHRUBS- DWARF MUGHO PINE, BIG LEAF WINTER CREEPER, ARBORVITAE, LOW SPREADING JUNIPERS, SPREADING YEW S.M. DECIDUOUS SHRUBS- REGAL PRIVET, FRAGRANT SUMAC, JAPANESE QUINCE, POTENTILLA, COMPACT BURNING BUSH, COTONEASTER</p> <p>4. WAIVERS WAIVERS CAN BE PROVIDED BY PLANNING COMMISSION UNDER THE FOLLOWING CIRCUMSTANCES A. EXISTING SITE OR BUILDING CONSTRAINTS B & C. BUILDING & PARKING LOT EXPANSIONS ARE LESS THAN 20% D. CONSTRAINTS OF EXISTING PLANT MATERIALS E. INTENT OF LANDSCAPE CAN BE MET THROUGH ALTERNATIVE MEANS</p>																										



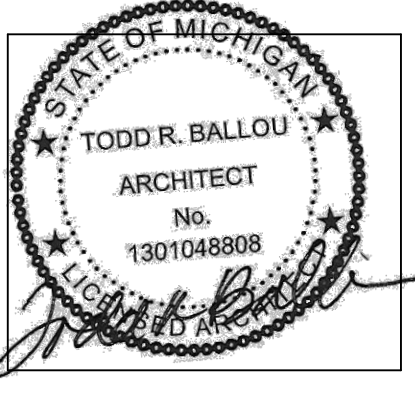
- EXISTING PLANTINGS**
- LDT LARGE DECIDUOUS TREE 4 TRUNKS 9' x 8" +7" +7"
 - DOT DECIDUOUS ORNAMENTAL TREE
 - DT 5" DECIDUOUS TREE
 - ARB ARBORVITAE
 - LDS LARGE DECIDUOUS SHRUB (ASSUMED TO BE ON NEIGHBORING PROPERTY)
 - DS DECIDUOUS SHRUB
 - WC SHRUB WILD CHERRY
 - CJ CREEPING JUNIER
 - HY HICKS YEW
 - YC YUCCA
 - OG ORNAMENTAL GRASS
 - DL DAY LILLY
 - R ROCK
 - WP WOOD POST
- ALL EXISTING PLANTINGS WILL BE PRESERVED/ NOT REMOVED EXCEPT AS NOTED
- NEW PLANTINGS**
- SM SUGAR MAPLE (ACER SACCHARUM) MIN 2 1/2" CALIPER, SPACED 30FT (6 PROPOSED)

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd., Ypsilanti, MI 48198

PROJECT:
CRAZY CRAB RESTAURANT
2800 WASHTENAW AVE
YPSILANTI TOWNSHIP, MI

TITLE:
LANDSCAPE PLAN

JOB NO:
2024



SHEET NO.
SP-2

Applicant Name: Li Yang Chen, Li Crazy Crab Corp
Applicant Address: 533 S. Kessler St, Wichita, KS 67213



Charter Township of Ypsilanti

MEMORANDUM

To: Ypsilanti Township Planning Commission
From: Heather Jarrell Roe, Ypsilanti Township Clerk
Date: January 25th, 2021
Subject: ***Farmland Preservation- Comments***

Please accept this notice as formal request for comments on the termination of a farm land preservation agreement. As one of the listed reviewing agencies, please return any comment that you may have within 30 days to the Ypsilanti Township Clerks office. You can do so by email, but I would also like to request a certified letter returned as well. You will find the application of the land owner.

Should you have any questions, please contact my office.

cc: Files



STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT

PLEASE RECORD THIS DOCUMENT BEFORE 4/8/2019

AGREEMENT #81-62304-123128

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS 28 day of March AD, 2019, by and between Mark R Girard and Linda S Girard, Husband and Wife hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan; WITNESSETH WHEREAS, the Owner owns real property in the County of Washtenaw, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:

NE 1/4 of the NE 1/4 of Section 35, T3S R7E, ALSO the N 1/2 of the SE 1/4 of the NE 1/4 of Section 35, EXCEPT part of the NE 1/4 of Sec 35, desc as beginn at a point 33 ft S from the NE corner of Sec 35, th S 198 ft, th S 89deg56'56" W 660 ft, th N 198 ft, th N 89deg56'56" E 660 ft to the POB. All land is located in Section 35, T3S R7E, Ypsilanti Township, Washtenaw County, Michigan.

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Washtenaw County Register of Deeds Office in Liber 4770, Page 970 on January 27th, 2010.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and State of Michigan desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State; and

WHEREAS, both the Owner and the State of Michigan intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated).

NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency.
3. Land improvements shall not be made except for use consistent with farm operations or with the approval of the local governing body and the state land use agency.
4. Any interest in the subject property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided the Department of Agriculture and Rural Development shall be notified by the owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by the Department of Agriculture and Rural Development, and the Ypsilanti Township Board
7. The term of this Agreement shall be for twenty (20) years, commencing on the 1st day of January, 2009, and ending on the 31st day of December, 2028.
8. This agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

13

Time Submitted for Recording
Date 3-28-20 19 Time 9:43 am
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Return to:
Mark Girard
48445 W Huron River Dr
Belleville MI 48111
AGREEMENT# 81-62304-123128
Extend SMT

Prepared by:
Richard A Harlow, Program Manager
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909

State of Michigan Use Only

State of Michigan
Department of Agriculture and Rural Development
Farmland & Open Space Preservation Program
Environmental Stewardship Division

Richard A Harlow
Richard A Harlow, Program Manager

STATE OF MICHIGAN
COUNTY OF INGHAM

On this **October 10th 2018** AD, before me, a Notary Public in and for said County personally appeared Richard A Harlow, Program Manager to me known to be the same person who executed the foregoing agreement, and who acknowledged the same to be his free act and deed and the free act of the Department of Agriculture and Rural Development for the State of Michigan in whose behalf he acts.

Lexava L Smith
Lexava L Smith, Notary Public
Eaton County, Michigan acting in Ingham County, Michigan
My Commission Expires: April 17, 2019

Do not write above this line - State of Michigan Use Only

IN WITNESS THEREOF, the party(ies) have executed this Agreement as of the date notarized below.

(x) *Mark R Girard*
Mark R Girard

STATE OF MICHIGAN
COUNTY OF Washtenaw

On this 28 day of MARCH AD 2019, before me, a Notary Public, personally appeared Mark R Girard to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x) *Frederick Jay Striks*
Notary Public
Comm Exp: 12-4-2019
Washtenaw County, MI acting in _____ County, MI

Frederick Jay Striks, Notary Public
State of Michigan, County of Washtenaw
My Commission Expires 12/4/2019
Acting in the County of _____
Place Notary Stamp or Seal Here

(x) *Linda S Girard*
Linda S Girard

STATE OF MICHIGAN
COUNTY OF Washtenaw

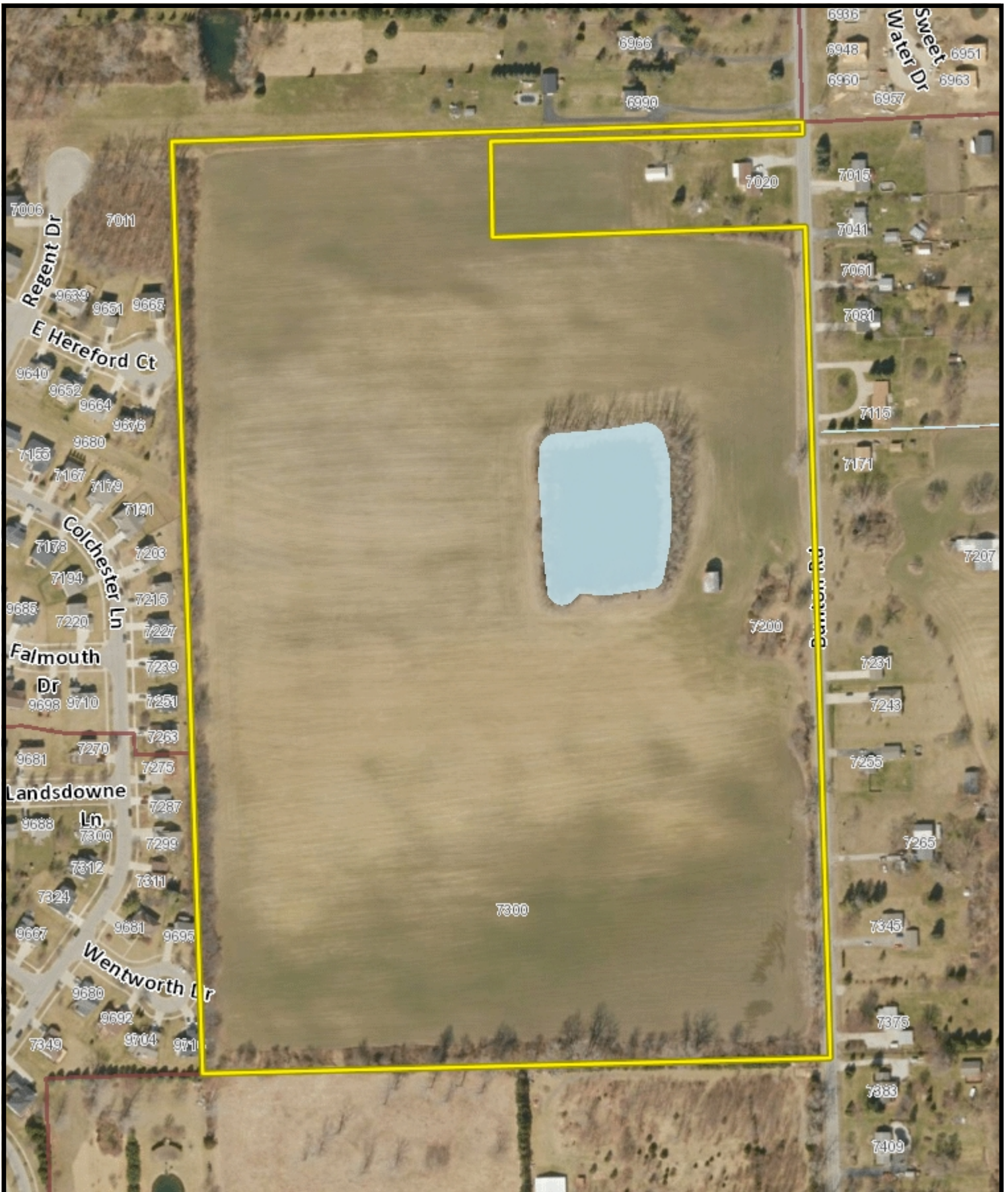
On this 28 day of MARCH AD 2019, before me, a Notary Public, personally appeared Linda S Girard to me known to be the same person who executed the foregoing instrument, and who acknowledges the same to be his/her own free act and deed.

(x) *Frederick Jay Striks*
Notary Public
Comm Exp: 12-4-2019
Washtenaw County, MI acting in _____ County, MI

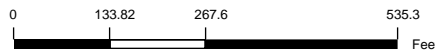
Frederick Jay Striks, Notary Public
State of Michigan, County of Washtenaw
My Commission Expires 12/4/2019
Acting in the County of _____
Place Notary Stamp or Seal Here

Return to:
Mark Girard
48445 W Huron River Dr
Belleville MI 48111
AGREEMENT# 81-62304-123128
Extend SMT

Prepared by:
Richard A Harlow, Program Manager
MDARD-ESD Farmland Program
PO Box 30449
Lansing, MI 48909



Girard Property (7200)



1: 3,212

2/2/2021

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Ypsilanti Township Planning Commission 2021 Schedule of Meetings

The Planning Commission holds regular meetings on the 2nd and 4th Tuesdays of each month.

Special Meetings may be held at the request of the applicant. If a special meeting is called the applicant is required to pay a fee of \$1,100.

Work Session: 6:00pm (time subject to change due to length of agenda)

Meeting: 6:30pm

All meetings are held at the Tilden R. Stumbo Civic Center Building, 7200 S. Huron River Drive, Ypsilanti Township.

Tuesday, January 12, 2021

Tuesday, January 26, 2021

Tuesday, February 9, 2021

Tuesday, February 23, 2021

Tuesday, March 9, 2021

Tuesday, March 23, 2021

Tuesday, April 13, 2021

Tuesday, April 27, 2021

Tuesday, May 11, 2021

Tuesday, May 25, 2021

Tuesday, June 8, 2021

Tuesday, June 22, 2021

Tuesday, July 13, 2021

Tuesday, July 27, 2021

Tuesday, August 10, 2021

Tuesday, August 24, 2021

Tuesday, September 14, 2021

Tuesday, September 28, 2021

Tuesday, October 12, 2021

Tuesday, October 26, 2021

Tuesday, November 9, 2021

Tuesday, November 23, 2021

Tuesday, December 14, 2021



City of Ypsilanti

Community & Economic Development Department

January 14, 2021

RE: Master Plan draft update distribution

To whom it may concern,

This letter is to provide notification that the City of Ypsilanti's draft Master Plan update was approved for distribution, and is now open for public comment for 63 days in accordance to PA 33 of 2008 (Michigan Planning Enabling Act). The plan is available in its entirety at <https://cityofypsilanti.com/261/Current-Upcoming-Planning-Projects>.

The public comment period will close after March 18, 2021. After the public comment period closes, Planning Commission will hold a public hearing at their relevant meeting and may choose to recommend plan adoption to City Council.

To provide formal public comment, please email feedback@cityofypsilanti.com and aaamodt@cityofypsilanti.com. Please address the email subject as "Master Plan Public Comment." Or, mail comments to *City of Ypsilanti Planning Department, 1 S Huron St, Ypsilanti, MI 48197*.

Feel free to contact me about any questions you may have.

Sincerely,

Andy Aamodt
City Planner, Community & Economic Development Division
aaamodt@cityofypsilanti.com
734-483-9646