

CHARTER TOWNSHIP
OF YPSILANTI
PLANNING COMMISSION

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

MARCH 23, 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, March 23, 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, FEBRUARY 9, 2021 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **YPSILANTI TENNIS CLUB – 3160 W. MICHIGAN – FULL SITE PLAN** – TO CONSIDER A FULL SITE PLAN FOR CONSTRUCTION OF A 39,700 S.F. TENNIS TRAINING FACILITY CONSISTING OF FIVE INDOOR AND SIX OUTDOOR TENNIS COURTS, ALONG WITH SUPPORT AREAS WITH LOCKERS, SHOWERS, SHOPS AND EXERCISE AREAS. LOCATED AT 3160 W. MICHIGAN AVE PARCEL K-11-18-340-001.
 - B. **ANN ARBOR MARIOTT – PROPOSED BANQUET FACILITY** – 1275 S. HURON ST. – TO CONSIDER A SKETCH SITE PLAN TO CONSTRUCT A ONE-STORY 4,970 S.F. BANQUET FACILITY ON A SLAB ADJACENT TO THE HOTEL. LOCATED AT 1275 S. HURON ST. PARCEL K-11-38-150-007
 - C. **2020 PLANNING COMMISSION REPORT TO THE BOARD** – TO CONSIDER SUBMITTING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROVIDED 2020 PLANNING COMMISSION REPORT PURSUANT TO SECTION 19(2) OF THE MICHIGAN PLANNING ENABLING ACT, PA 33 OF 2008 AND SECTION 3C OF THE ADOPTED PLANNING COMMISSION BY-LAWS.

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

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Charter Township of Ypsilanti
Public Meeting Notice
Planning Commission Regular Meeting
March 23, 2021 6:30pm**

PLEASE TAKE NOTICE that the Charter Township of Ypsilanti Planning Commission will hold a Regular Meeting scheduled for March 23, 2021 at 6:30pm. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 pursuant to the State of Michigan Open Meetings Act.

Public comment will be handled by the “Raise Hand” method as instructed below within Participant Controls.

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.

Meeting Information:

When: Mar 23, 2021 06:30 PM Eastern Time (US and Canada)
Topic: Planning Commission 03-23-21

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/95909493790?pwd=QSs1cnhaai8yTHZxaEc4WnJuYWlsZz09>

Passcode: 650541

Or iPhone one-tap :

US: +19292056099,,95909493790# or +13017158592,,95909493790#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 959 0949 3790

International numbers available: <https://ytown.zoom.us/j/95909493790>

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

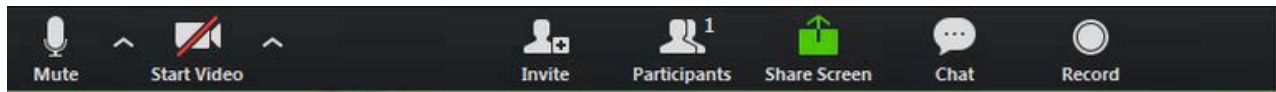
1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

If you have any further questions or concerns, please email or call the Planning Department at planning@ytown.org or 734-485-3943.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
MINUTES OF THE FEBRUARY 9, 2021 REGULAR MEETING**

Chair Sally Richie called the meeting to order at 6:29pm via Zoom due to COVID-19.

Commissioners Present: Chair Sally Richie and Commissioners Stan Eldridge, Larry Doe, Bill Sinkule, Laurence Krieg, Elizabeth El-Assadi, and Muddasar Tawakkul.

Commissioners Absent: None

Others in Attendance: Heather Jarrell Roe, Ypsilanti Township Clerk; Jason Iacoangeli, Planning Director; Belinda Kingsley, Planning & Development; Rois Savidis, owner of Crazy Crab; Todd Ballou, Focus Design, Architect for Crazy Crab; Elliott Smith, OHM; Brenda Stumbo, Township Supervisor; Gloria Peterson, Township Board of Trustees; Debbie Swanson, Township Board of Trustees; Michelle Towler, OCS Clerk.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE NOVEMBER 24, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to approve the Minutes of the November 24, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

None

6. OLD BUSINESS

None

7. NEW BUSINESS

A. CRAZY CRAB RESTAURANT AND BAR – 2800 WASHTENAW AVE – SKETCH SITE

PLAN- To consider a Sketch Plan for the change in use of the old Big Boy Restaurant

to a Crazy Crab Restaurant with alcohol sales. Located at 2800 Washtenaw Ave. Parcels K-11-06-325-009 and K-11-06-325-014.

Jason Iacoangeli, Planning Director stated this is a project for a change in use for a building located at 2800 Washtenaw formerly known as the Big Boy restaurant and the new use being proposed is Crazy Crab restaurant, which is going to be a restaurant with the sale of alcohol. The Township Zoning Ordinance requires a change in use to go through a Sketch Plan review, which is basically the same as an Administrative Site plan except it gets sent to the Planning Commission for approval instead having the Planning Director approve the plan.

These folks have done a good job putting together a site plan that was reviewed by the Township's consultants. The zoning for the Big Boy restaurant is B3, and the zoning for this project will not change. The sidewalk improvement was placed in front of this location as a part of Ypsilanti Township's effort to put sidewalk down Washtenaw as part of the Re-Imagine Washtenaw program. Some of the exterior improvements that the owners are proposing are rearranging parking, to accommodate a new loading area; fix the dumpster enclosure; upgrade the lighting on site and; plant some new landscaping. They will not be changing façade but they will be proposing new signage and understand that it is under a separate permit.

Todd Billou with Focus Design the Architect for the project. He is ok with the request to remove one parking space on NW corner of parking lot because it appears to be too narrow/short. The Architect and Property Owner have agreed to put in bumper blocks at the 11 parking spaces, to make the sidewalk wide enough to be in compliance with the Township Code.

Elliot Smith with OHM, Ypsilanti Township's engineering firm, spoke concerning the parking space removal and the concrete/asphalt dumpster pad. He was satisfied with the Architects answers.

Commissioner Sinkule requested security cameras that continually record and the footage will be provided to Washtenaw County Sheriff's Department, if needed.

Rois Savidis, Property Owner of 2800 Washtenaw stated that they do have 3 security cameras and will provide any footage to WCSD as needed.

Commissioner Eldridge asked if the PO would be willing to upgrade the security cameras if necessary, and work with OCS to make sure they are what is needed. The PO stated he would.

Commissioner Eldridge also asked if they were going to be able to see the plans for updates to the interior. Mr. Iacoangeli, Planning Director stated that those plans will be handled by the Building Department at Ypsilanti Township.

Mr. Savidis, spoke of the Crazy Crabs ownership and also spoke about the lease agreement between him and the Crazy Crab regarding the liquor license. Mr. Savidis stated that the liquor license will remain in Ypsilanti Township, and they have a clause in their contract with Crazy Crab stating that the license will remain with the building. If Crazy Crab were to cease to operate in this location Mr. Savidis will buy the license back.

The liquor license transfer to Crazy Crab will need to go through the Ypsilanti Township Liquor License Board.

A motion was made by Commissioner Krieg, supported by Commissioner El-Assadi to approve the Crazy Crab restaurant and bar at 2800 Washtenaw Avenue Sketch/Site plan for change in use of the old Big Boy restaurant to a Crazy Crab restaurant with alcohol sales with the following conditions;

That one parking space be removed from the NW corner of the parking lot.

Security cameras be approved by the Director of Community Services and be able to store 45 days of video that can be provided to law enforcement upon request.

Parcels K-11-06-325-009 and K-11-06-325-014. The motion carried as follows;

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

Tawakkul: Yes Eldridge: Yes

B. NOTICE OF A TERMINATION OF FARMLAND PROTECTION AGREEMENT for the property at located at 7200 Bunton Rd. also known as Parcels K-11-34-100-009 and K-11-35-100-008 to receive comments from the Planning Commission.

Heather Roe, Ypsilanti Township Clerk, stated that the Property Owner's entered into PublicAct 116, which is a tax exemption for farmland owners. Ypsilanti Township's Board signed off on this in 2009, it was good for 10 years, expiring in 2019. The Property Owners filed for a Farmland Exemption Act which is similar to PA116. The termination of the Farmland Exemption Act is very similar to terminating a PA116. Through the termination of this, the Planning Commission is being asked to provide comment on this.

Commissioner Richie asked why the Property Owners are looking to do this, Clerk Roe stated that she believes that they intend to sell the property.

Further discussion regarding what Clerk Roe needs as far as letters or comments to address the termination of the Farmland Exemption Act.

Commissioner Sinkule asked how large the parcels were, Clerk Roe stated that the property is between 52 and 56 acres. He also asked if the plan was to develop this land or keep it agricultural. Our Master Plan states that due to the limited amount of agricultural land in Ypsilanti Township, our goal is to keep as rural as possible.

Mr. Iacoangeli stated that the parcel is part of the part of the rural preservation area, the parcel is zoned R3, single family residential.

Commissioner Doe asked if the Property Owners will have to pay back the taxes exempted for the past 2 years. Clerk Roe, stated yes, she believes they will.

Commissioner Krieg accessed the Master Plan and stated that the parcel is zoned open space/rural/residential.

Mr. Iacoangeli offered to draft a letter on the Planning Commissions behalf of the taking into consideration of Ypsilanti Township Master Plan in regards to the removal of the Farmland Exemption, and other comments from the Commissioners. This letter will be provided to Clerk Roe.

C. 2021 YPSILANTI TOWNSHIP MEETING SCHEDULE - REVIEW AND APPROVAL

A motion was made by Commissioner Eldridge, supported by Commissioner El-Assadi to approve the meeting schedule. The motion carried unanimously.

Chair Richie asked about a listing of current Township Projects that have been started, Mr. Iacoangeli stated that report should be provided by the next Planning Commission meeting.

D. ELECTION OF OFFICERS FOR 2021

A motion was made by Commissioner Eldridge, supported by Commissioner Tawakkul to approve that Planning Commission's 2020 Officers continue their same roles in 2021. The motion carried unanimously.

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

Mr. Iacoangeli forwarded along a Master Plan draft from the City of Ypsilanti, and it is available for review and comment until 3/18/21.

Ms. Kingsley forwarded upcoming ZBA actions for the City of Ypsilanti, for the Planning Commission's review.

B. PLANNING COMMISSION MEMBERS

Chair Richie asked, if Gault Village for sale? Mr. Iacoangeli stated it is now on the market and being actively marketed.

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

West Michigan Avenue Tennis facility plans came in for conditional rezoning and will be eligible to go in front of the Planning Commission for preliminary site plan approval sometime in March. All signs point to a busier 2021 than 2020.

13. OTHER BUSINESS

None

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

The meeting was adjourned at approximately 7:22pm

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
Ypsilanti Tennis Facility
3160 W. Michigan Avenue
Preliminary Site Plan and Special Land Use Review

March 16, 2021

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a preliminary site plan and special land use application from Miodrag Rakic to construct an indoor and outdoor tennis facility located at 3160 W. Michigan Avenue, K-11-18-340-001 and subject parcels.

APPLICANT

Miodrag Rakic
7751 Whirlaway Drive
Saline, MI 48176

CROSS REFERENCES

Zoning Ordinance citations:

- Article XI, Section 1100, B-3 General Business District (Conditional Zoning)
- Article XXI, Section 2115, Site Plan Review
- Article XXI, Section 2119, Special Land Uses

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our procedures.

Planning Consultants (Carlisle/Wortman Associates): CWA reviewed the preliminary site plan and special land use permit in their letter dated February 9, 2021 and recommended that the Planning Commission consider the following as conditions of the Site Plan and Special Land Use approval:

1. Tree Mitigation recommendation to the Township Board of Trustees.
2. Architectural Materials waiver from Planning Commission.
3. Site Plan approval with the condition of a height variance from the Zoning Board of Appeals.

Engineering Consultants (OHM): The Township Engineer recommended approval for this stage of the process in their September 23, 2020 review letter.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover recommended preliminary approval of the plans in a letter dated March 19, 2020.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball recommended conditional approval in a letter dated September 23, 2020.

Washtenaw County Water Resources Commission: WCWRC reviewing agent Theresa Marsik offered comments in a letter dated October 5, 2020.

Michigan Department of Transportation: MDOT reviewing agent George Seif approved the preliminary plan September 9, 2020.

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Special Land Use Permit

Motion to table:

*“I move to table the request for **special land use permit** approval of the Ypsilanti Tennis Facility, an Outdoor Recreational Use located at 3160 W. Michigan Avenue, K-11-18-340-001, to consider the comments presented by the Planning Commission during discussion of the project”*

Motion to approve:

*“I move to approve the request for a **special land use permit** for the Ypsilanti Tennis Facility, an Outdoor Recreational Use, located at 3160 W. Michigan Avenue, parcel K-11-18-340-001, with the following conditions:*

1. *Applicant shall address remaining review comments from consultants, agencies, and departments.*
2. *Variance for Building Height to be considered and approved by the Ypsilanti Township Zoning Board of Appeals to accommodate the additional height of the tennis facility.*
3. *A waiver for the trees is granted by the Township Board of Trustees or the applicant will pay into the Township Tree Fund or provide the required trees on site per ordinance standards.*
4. *Applicant shall obtain all applicable agency permits.*
5. _____”

Motion to deny:

*“I move to deny the request for **special land use permit** approval for the Ypsilanti Tennis Facility, an Outdoor Recreational Use, located at 3160 W. Michigan Avenue, parcel K-11-18-340-001, due to the following reasons:*

1. _____
2. _____”

Preliminary Site Plan

Motion to table:

“I move to table the request for **preliminary site plan** approval for the Ypsilanti Tennis Facility located at 3160 W. Michigan Avenue, parcel K-11-18-340-001, to consider the comments presented by the Planning Commission during discussion of the project”

Motion to approve:

“I move to approve the request for a **preliminary site plan** for the Ypsilanti Tennis Facility located at 3160 W. Michigan Avenue, parcel K-11-18-340-001 with the following conditions:

1. Applicant shall address remaining review comments from consultants, agencies, and departments.
2. Variance for Building Height to be considered and approved by the Ypsilanti Township Zoning Board of Appeals to accommodate the additional height of the tennis facility.
3. A waiver for the trees is granted by the Township Board of Trustees or the applicant will pay into the Township Tree Fund or provide the required trees on site per ordinance standards.
4. Building Materials shall be allowed to deviate from the standards of Section 2125 as the proposed architecture of the facility meets the spirit of the ordinance.
5. Applicant shall obtain all applicable agency permits.
6. _____”

Motion to deny:

“I move to deny the request for **preliminary site plan** approval for the Ypsilanti Tennis Facility located at 3160 W. Michigan Avenue, parcel K-11-18-340-001, due to the following reasons:

1. _____
2. _____”

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 15, 2019
March 16, 2020
September 18, 2020
February 9, 2021

**Preliminary Site Plan and Special Use Review
For
Ypsilanti Charter Township, Michigan**

Applicant: Miodrag Rakic
Project Name: Ypsilanti Tennis Club
Plan Date: September 7, 2020
Location: 3160 W. Michigan Avenue
Zoning: B-3, General Business
Action Requested: Preliminary Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for an indoor and outdoor tennis facility at 3160 W. Michigan Avenue. The 20.57-acre site is currently vacant and heavily wooded. The proposed facility includes:

- A 39,700 sq/ft indoor tennis facility:
 - Five (5) courts
 - Two gyms
 - Proshop
 - Retail area
 - Men's and women's locker rooms
 - Men's and women's backrooms
- Six (6) outdoor tennis courts
- A 98-space parking lot
- Other site improvements such as landscaping and lighting

The indoor tennis facility is a permitted use, but the outdoor tennis courts require a special use. Outdoor recreation requires a special use due to their potential impact upon adjacent properties, principally impacts of noise and light.

The site was conditionally rezoned in 2018 from RM-2, Multiple Family Residential to B-3, General Business. As part of the rezoning the Developer voluntarily offered the following:

1. No automotive/transportation uses being allowed as referenced in Section 306 of the current Zoning Ordinance.
2. Limit the northern side (phase 1) to a tennis training and match play facility.
3. Limit the southern side (phase 2) to use for Retail shops, offices and restaurants.
4. The conditional rezoning shall be subject to Developer obtaining final site plan approval and beginning construction for phase one within 2 years and phase two within 15 years. These deadlines maybe extended with Township Planning Commission approval.

As noted in the conditions, Phase 1 of development of this site is the tennis facility. The tennis facility is located in the rear of the site. Future development will be reviewed as part of phase 2 of the site buildout. Phase 2 is located adjacent to Michigan Avenue.

Location of Subject Property:

An aerial photo is shown below depicting the site located at 3160 W. Michigan Avenue.



Surrounding Property Details:

Direction	Zoning	Use
North	RM-3, Multiple Family Residential	I-94 and Multiple Family Residential
East/South	R-1, Single Family Residential	I-94/Michigan Avenue interchange, vacant, and Single Family Residential
West	Pittsfield Township	Multiple Family Residential

Size of Site:

The total area of the subject site is 20.57 acres

Current Use of Site:

The site is currently vacant

Proposed Use of Site:

Indoor and outdoor tennis facility

MASTER PLAN

The draft future land use plan designates the proposed site as a Neighborhood Transition District. Neighborhood transition districts include multiple family housing, commercial and office uses, but can also include single-family homes and institutional/civic uses and spaces compatible with the existing areas. The districts are intended to serve as a transition from Neighborhood Preservation Areas and to more intense uses. The use is consistent with the Master Plan's future land use goals as this use, as it adjacent to existing multiple family and I-94.

Items to be Addressed: None

NATURAL RESOURCES

Topography: Elevation of the site decreases from I-94 (eastern property line) to the southwest corner of the site by nearly twenty (20) feet.

Woodlands: The site has a significant amount of woodland area. The applicant indicated that they surveyed approximately 650 trees on site that are 8 inches or above. The landscape calculations on sheet L-3 indicate only 342 trees are being removed. As set forth in section 24-67(4), the applicant is seeking a reduction of required mitigation from the Planning Commission:

In instances where 100 percent tree replacement, is not feasible as provided in this section, the Planning Commission may allow reduction of the replacement trees to not less than 30 percent for industrial and business properties and not less than 50 percent replacement for residential properties.

The applicant is seeking approval to reduce the required mitigation. In addition, the applicant is note providing tree replacement for trees located in areas of development. This subtraction allowance is not permitted in the woodland ordinance.

The Planning Commission can grant up to a 30% reduction. This would reduce the requirement from 342 trees to 239 trees. The applicant is proposing to provide 120 trees in for mitigation. The applicant is seeking relief for the remaining 119 required trees. Appeals and relief from the woodland ordinance is set forth in 24-72-Appeals;

Sec. 24-72. - Appeals.

If a person subject to regulation under this article disagrees with an official interpretation of a certain provision of this article, they may appeal the interpretation to the township board. The request for appeal shall be in letter form to the township board submitted to the attention of the township clerk. The township board shall consider the matter of the appeal at a regular scheduled board meeting. The township board may refer the matter to the planning commission for their review and recommendation. In any case, the decision of the township board shall be final.

Ultimately the final board to consider relief/appeal is the Township Board. Please note that if the Township Board does not grant the relief/appeal, the applicant shall either pay into the Township Tree Fund or provide the required trees on site.

Wetlands: The applicant submitted a wetland report from December 2018, which identified an EGLE regulated watercourse and wetland on site. The applicant has obtained a EGLE wetland permit.

The applicant’s wetland report notes a required 50-foot undisturbed open space setback from any any watercourse. The applicant has placed all site improvements outside of the 50-foot setback.

Items to be Addressed: *If the Planning Commission permits the 30% reduction the applicant is required to provide replacement for 119 additional trees. The applicant is seeking relief from the Township Board.*

HEIGHT, BULK, DENSITY AND AREA

Bulk requirements are set forth in Sec 306.

		Required / Allowed	Provided	Complies with Ordinance
Setback	Front (I-94)	20 feet	45 feet	Compiles

	Front (Michigan Ave)	20 feet	+500 feet	Complies
	Side (west)	0-10 feet	+250 feet	Complies
	Watercourse	50 feet	73-feet for outdoor tennis courts 75-feet for detention pond	Complies
Building Height (Feet)		25 feet	+/- 29 feet as measured in the zoning ordinance	Does not comply
Building Height (Stories)		2	1 story with mezzanine	Complies

The applicant is required to obtain a variance for building height. The maximum building height of 25-feet cannot accommodate the required height for an indoor tennis facility.

Items to be Addressed: Obtain a variance from the Zoning Board of Appeals.

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The site will be accessed by the existing curb cut on Michigan Avenue, which currently serves the existing gas station. The tennis facility will be served with a long drive that bisects the site. There is an additional road that runs parallel to Michigan and I-94.

Township Engineer and Fire Department to review circulation and turning radii.

Items to be Addressed: Township Engineer and Fire Department to review site circulation.

NON-MOTORIZED ACCESS

The applicant has provided an internal pedestrian circulation including access from Michigan Avenue.

Items to be Addressed: None

PARKING AND LOADING

Section 13.06.G of the Zoning Ordinance requires:

Parking

	Required	Provided
--	-----------------	-----------------

Tennis Facility : 6 spaces per court	11 courts x 6 = 66 spaces	98
Retail: 1 per 250 sq.ft	840 sq.ft / 250 = 4 spaces	
Gyms/Athletic Facilities: 1 per maximum occupancy plus 1 per employee	18 + 10 employees = 28 spaces	
Barrier Free	3	4
Total	98 spaces	98 spaces

All parking spaces comply with size.

Items to be Addressed: None

LIGHTING

A lighting plan is provided on sheet E-1. A total of forty-eight (48) light fixtures are shown on site. Twenty-eight (28) are pole parking lot/drive aisle lights. Twelve (12) are building lights. Eight (8) are pole lights for the outdoor tennis courts.

Photometric levels and light fixture meet ordinance requirements.

Items to be Addressed: None

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

	Required	Provided	Complies
Plan prepared and stamped by registered Landscape Architect	Plan prepared and stamped by registered Landscape Architect		
General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area	32,752 sf of lawn = 33 trees and 66 shrubs		
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	1,832 lf = 46 dec trees, 19 orn and 184 shrubs		

Parking Lot: 1 large dec tree per 3000 sf of pavement	100,600 / 3000 = 34 trees		
Detention Pond: 1 dec or evg tree and 10 shrubs per 50 lf of top of bank	1,250 lf = 25 trees and 250 shrubs		
Total	157 trees and 500 shrubs + tree mitigation trees	157 trees and 500 shrubs	Compliant
Tree Mitigation: 1 to 1 replacement	342 x .3 reduction by the PC = 239 trees	120	Deficient by 119 trees

Items to be Addressed: Planning Commission to consider 30% relief, and Township Board to consider appeal/relief.

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations have been provided on sheets A-3 and A-4. The structure is comprised of modular brick and metal roof (on the south elevation, facing Michigan Avenue). The three other elevations are proposed with three rows of CMU, and steel panels above. As set forth in Section 2125 Exterior Wall Design, when building walls are 100 feet or greater in length, design variations must be applied to assure that the building is not monotonous in appearance. Such variations include but are not limited to the following:

- a) Recess and projections along the building facade. Variations in depth should be a minimum of ten feet.
- b) Architectural details or features.
- c) Enhanced ornamentation around building entryways.
- d) Landscaping.
- e) Streetscape elements.
- f) Variations in building height.

In addition, as set in Section 2125, all walls exposed to public view from adjacent residential, office, or business districts, or from a street, shall be constructed of not less than 75 percent masonry or stone, not to include unfinished concrete block. Metals, if utilized, shall be ribbed panels or other decorative finish in suitable colors.

We note that section 2125.5 , permits the Planning Commission to approve deviations:

When a particular building design and the materials or combination of materials proposed to be used in exterior walls are found by the planning commission, after consultation and review by an appropriate design professional, to be in keeping with the intent and purpose of this section, but which may differ from the strict application of the schedule regulating material use of this section (e.g., use of new materials not covered

in the Building Wall Materials Schedule), the planning commission may waive the requirements of this section pertaining to materials. When a waiver is requested under this subsection, the proposed building design and materials schedule shall be accompanied by a written design statement which shall describe how the selected wall materials and material combinations will be consistent with and enhance the building design.

The northern and eastern elevations, which are front and visible with I-94, do not meet the architectural requirements. The applicant is seeking a waiver from the architectural requirements for those two elevations.

Items to be Addressed: *Planning Commission to consider the architectural material waiver*

DUMPSTER ENCLOSER AND OTHER FEATURES

The site plan contains a trash enclosure northwest of the building. The applicant proposes to screen trash enclosure with masonry screening.

Items to be Addressed: *None.*

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities.

We defer to the appropriate agencies for further comment of stormwater and utilities.

SPECIAL USE

The outdoor tennis facility requires a special use.

Special Land Use Standards

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in the ordinance. The Planning Commission shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this ordinance.
2. Will be compatible with a natural environment and existing and future land uses in the vicinity.
3. Will be compatible with the township master plans.

4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.
6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

The Planning Commission is to consider the reduction in tree mitigation and relief from architectural material requirements, and the Zoning Board of Appeals is to consider the variance for height relief.

Exclusive of those issues that will be determined by those boards, we find that the special uses standards have been met:


1. The applicant has designed the project to minimize impact upon site natural features including onsite wetlands.
2. The development is consistent with the township master plan.
3. The use is harmonious and in accordance with the objectives, intent, and purpose of this ordinance.
4. The use can be served by essential public facilities and services.
5. The use is consistent and complementary to existing and future neighboring uses.
6. The use contributes to the economic welfare of the community.

The Planning Commission has the authority to approve, approve with conditions or deny the application for a special land use. In granting a special land use permit, the Planning Commission shall impose any conditions it deems necessary to achieve the objective and standards of this ordinance and identify said conditions in a motion.

Items to be Addressed: *None*

RECOMMENDATIONS

Planning Commission is to consider the reduction in tree mitigation and relief from architectural material requirements. If the Planning Commission grants the tree mitigation and architectural material waivers, we recommend preliminary site plan and conditional use approval with the condition that the applicant obtain a building height variance from the Zoning Board of Appeals, and a tree mitigation relief/appeal from the Township Board. Please note that if the Township Board does not grant the relief/appeal, the applicant shall either pay into the Township Tree Fund or provide the required trees on site.



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

Ypsilanti Tennis Club
February 9, 2021

September 23, 2020

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

RE: **Ypsilanti Tennis Club**
Site Plan Review #3

Dear Mr. Iacoangeli,

We have completed the third site plan review of the plans dated November 5, 2019, with a revision date of September 7, 2020, and stamped received by OHM Advisors on September 9, 2020.

At this time, the plans are recommended for preliminary site plan approval.

A brief description of the project has been provided below (Section A), followed by our comments (Section B and C) and a list of anticipated required permits and approvals (Section D). Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a tennis training facility consisting of five indoor and six outdoor tennis courts. The proposed building facility will be 7,800 square feet in area and consists of lockers, showers, shops, and exercise areas. In order to enter the site, traffic will traverse through an existing shared access approach on the north side of Michigan Avenue.

The applicant is proposing to be serviced with public water and public sewer by connection to existing water and sanitary main, via means of trench excavation. The proposed sanitary service will connect to an existing sanitary main on the west side of the site through existing wetlands. To provide a water main loop for the development, the applicant is proposing to connect to an existing 30-inch watermain on the west side of the site, then will perform a secondary connection to an existing 12-inch watermain along Michigan Avenue.

Stormwater management is being proposed through one proposed detention basin, located west of the center of the site. Stormwater will be conveyed to the detention basin by traditional underground storm sewer infrastructure then will discharge to the western existing wetlands.

B. PRELIMINARY SITE PLAN COMMENTS:

Stormwater Management

1. The applicant shall provide stormwater calculations per the Washtenaw County Water Resources Commissioner's (WCWRC) office standards in order to ensure that the proposed detention pond is properly sized. Additionally, it is recommended that the applicant size the proposed detention pond for the two future development areas on site (.84 acres and 3.05 acres). All Drainage Area Plan C-factor



calculations shall be provided on the plan set for verification purposes. The applicant shall also account for any offsite drainage in the drainage area map and corresponding calculations that would potentially flow onto the site. Additionally, stormwater calculations shall include a proposed outlet control structure with accompanied sizing, quantity, and elevation of orifices. This additional verification is being requested because the proposed pond is shown with limited space to expand in the event the pond's capacity needs to be increased. It is noted that the applicant has provided stormwater calculations (Sheet C3); however, these calculations need to reflect the new rules per the Washtenaw County Water Resources Commissioner's (WCWRC) standards. Calculations shall include appropriate rational method variables, NCRS variables, soil types and runoff coefficients for review, in addition to the WCWRC worksheets. The applicant shall note that the proposed stormwater management system is under the jurisdiction of WCWRC and not EGLE. **The comment is not fully addressed; however, the applicant has demonstrated ample space and an appropriate infiltration rate for managing the site's stormwater. The applicant shall address the previous comments during the detailed engineering submittal.**

Sanitary Utilities

2. The applicant shall demonstrate how future proposed lots will be served by sanitary sewer. If multiple uses are to connect to the proposed sewer lead, then a public sewer by be required by YCUA and a Part 41 permit will be needed by EGLE. **Comment addressed.**

Paving and Grading

3. The applicant shall dimension all proposed barrier free parking spaces and their adjoining access aisles. The applicant shall also include ADA handicap markings and signage on all applicable plan sheets. The applicant shall dimension all individual proposed barrier-free parking spaces and individual proposed access aisles. This can, however, be done during detailed engineering as the applicant is demonstrating ample space for required ADA dimensions. **Comment addressed.**

General

4. The applicant shall note that 96 parking spaces are depicted on the plans, 85 proposed spaces are noted, and the allowable total spaces for the zoning is 92 parking spaces. The applicant shall review and revise accordingly to meet Township allowance. **Comment addressed.**
5. The applicant shall provide verification that the existing gas line traversing through the property is dead and that no easements exist. If the gas line is confirmed to be dead, the applicant shall note removal of the utility if within the influence of the proposed pond or proposed outdoor courts. **Comment addressed.**
6. For the shared approach off of Michigan Avenue, the applicant shall provide a shared access agreement with the neighboring west property owner. **Comment addressed.**

C. PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.



General Utility Comments

1. The applicant shall provide pipe profiles, including diameters, materials, lengths, and slopes, for all proposed utilities (water, sanitary, storm) on the plans. The applicant shall also indicate the hydraulic grade line in all proposed storm sewer profiles.
2. It is recommended the applicant provide a quantity list on the cover sheet for all proposed water, sanitary, and storm sewer utilities.
3. The applicant shall provide all proposed utility crossings and service crossings in water main, sanitary sewer, and storm sewer profiles.
4. The applicant shall delineate the type of PVC proposed for the proposed sanitary service.
5. A copy of all existing and proposed easement documentation (water and sanitary) shall be provided for project records prior to final approval being recommended.
6. The applicant shall include the Charter Township of Ypsilanti Utility Detail Sheets within the plan set.

Stormwater Management

7. The applicant shall include a stormwater narrative and a description of best management practices (BMPs) within the site plan. In addition, the applicant shall clarify the stormwater management strategy if this project is to be phased.
8. The applicant shall provide C-factor calculations for the proposed Drainage Area Map.
9. The applicant shall provide a detail of the proposed Stormceptor unit and provide a maintenance schedule for the unit.
10. The applicant shall provide an Engineer's Certificate of Outlet for the proposed stormwater outlet.

Paving and Grading

11. The applicant shall delineate all ramps and level landings on all applicable plan sheets. The applicant shall note that all proposed sidewalks and ramps shall be designed and constructed in compliance with the current ADA guidelines and regulations. An ADA compliant detail (e.g. updated MDOT R-28-J) and proposed detailed sidewalk grading shall be provided on the plans for all proposed sidewalks and ramps. Spot elevations will also be required at all four (4) corners of ramps, ADA spaces, and at fifty (50) foot intervals along all proposed sidewalks and pathways. The applicant shall revise accordingly.
12. Spot elevations or curb profiles for the proposed curb are recommended to be provided on the plan set to ensure a minimum slope of 1% shall be maintained for stormwater conveyance purposes.
13. The applicant shall provide a cross-section and concrete mix for the concrete being proposed for the dumpster enclosure. Per the Township Ordinances, the applicant shall note that a minimum width of 16-ft for dumpster/compactor pads is required.

General Comments

14. The applicant shall delineate the proposed types of fencing and fence heights around the proposed outdoor tennis courts and around the proposed detention pond.



15. The applicant shall update the Michigan Department of Transportation (MDOT) contact information on the Cover Sheet.
16. The applicant shall note and update compliance with EGLE requirements as it relates to the water main and sanitary connection within the wetlands on the west side of the site.
17. The applicant shall clarify the description of the proposed Straw Mulch (Sheet C-4.1). The applicant shall also delineate the locations where Rolled Erosion Control blankets will be placed within the site.
18. The applicant shall provide contours and an SESC legend for proposed measures within the Soil Erosion Plan. In addition, the applicant shall delineate the proposed construction staging area and provide inlet filter sacks in existing and proposed catch basins and inlets.
19. The applicant shall provide an Engineer's Estimate of probable cost for the project with the final detailed engineering submittal.

D. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: elliott.smith@ohm-advisors.com).

- ▶ **Ypsilanti Township Board of Trustees (BOT):** After approval of the site plan by the Township Planning Commission, detailed engineering drawings are required and approvals from all applicable agencies will be required for BOT approval.
- ▶ **Ypsilanti Community Utilities Authority (YCUA):** will require review and approval for the proposed water main, water service and sanitary service. *YCUA letter sent March 19, 2020.*
- ▶ **Ypsilanti Township Fire Department:** Review and approval is required. *Fire Department letter sent March 16, 2020.*
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval is required.
- ▶ **Michigan Department of Transportation (MDOT):** Review and approval may be required for any work within the Michigan Avenue right-of-way.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 and ACT 41 permit will be required for construction of all public water main and sanitary sewer systems improvements.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- ▶ The Township's Planner will inspect the landscaping for this site.
- ▶ If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT or the WCRC.
- ▶ Record plans shall be provided to the Township Engineer following the completion of construction.

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

cc: Mike Radzik, Township Community Standards Director
Charlotte Wilson, Township Planning & Development Coordinator
Tammie Keen, Township Community Standards Executive Coordinator
Doug Winters, Township Attorney
File

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EVAN N. PRATT, P.E.

WATER RESOURCES COMMISSIONER
705 North Zeeb Road
P.O. Box 8645
Ann Arbor, MI 48107-8645

email: drains@washtenaw.org
<https://www.washtenaw.org/drains>

HARRY SHEEHAN
Chief Deputy Water Resources Commissioner

SCOTT MILLER, P.E.
Deputy Water Resources Commissioner

Telephone 734.222.6860
Fax 734.222.6803

October 5, 2020

Mr. Haris Hakim , P.E.
CJP Engineering & Design LLC
328763 Northwestern Hwy
Suite 225
Southfield, MI 48034

RE: Ypsilanti Tennis Club
Ypsilanti Township
WCWRC Project No. 5923

Dear Mr. Hakim:

This office has reviewed the site plans for the above referenced project to be located in Ypsilanti Township. These plans have a date of September 7, 2020, and were received on September 8, 2020. As a result of our review, we would like to offer the following comments:

1. The calculation worksheets W1 through W13 should be included on the plans. They are referenced on sheet C-3 as attached, but were not included with the submittal.
2. The calculated volumes for first flush and bankfull on sheet C-3 are incorrect.
3. A distinct sediment forebay, at least five percent of the 100-year storm event volume, will be required for the detention basin. The forebay should also include a sediment depth marker. Alternatively, information regarding mechanical pre-treatment, if proposed, should be included in the plans.
4. On worksheet W11, credit is applied for both the quantity which infiltrates in 6 hours as well as the surface storage between the bottom of the basin and the lowest outlet elevation as long as that volume drains within 72 hours. If this exceeds the required 100 year volume, no controlled outlet is required, only an emergency overflow channel, approximately 0.25 to 0.5 feet above the 100-year storm volume elevation, with an unimpeded route to a receiving channel should be included in the detention basin design. This can be achieved with an outlet structure with no holes with the top of the structure elevation set at the appropriate elevation.
5. Sheet C-1 incorrectly shows a flared end section within the detention basin for the pipe connecting the basin to the wetland. There should be an outlet structure as detailed in the comment above.-**REPEAT COMMENT**

6. The engineer's certificate of outlet, accompanied by corresponding calculations and documentation, should be submitted to our office for review. **-REPEAT COMMENT**
7. A storm water narrative should be prepared and submitted to our office for review. **-REPEAT COMMENT**
8. An anti-seep collar should be included on the outlet pipe from the basin. **-REPEAT COMMENT**
9. Contours at one-foot intervals or less shall be included on the grading plan for the entire site. **-REPEAT COMMENT**
10. A long-term storm water maintenance plan, including budget and responsible party, should be designed and included on the plans. Please see the Appendix of the WCWRC Rules for an example.
11. Inspection of the infiltration basins following storms of 1 inch or more should be included in the long-term maintenance plan. **-REPEAT COMMENT**
12. Provide a planting plan for Stormwater areas. All disturbed soil in stormwater systems must be planted with perennial plantings to provide for permanent soil stabilization as called for in the soil erosion control permit. **-REPEAT COMMENT**
13. Within areas above the first flush elevation of the proposed stormwater system, seeding and/or live plantings are allowed. Only native seeds (as defined by Michigan Flora, michiganflora.net) are allowed for permanent soil stabilization. Annual seeds are allowed in an amount necessary to temporarily stabilize the limits of disturbance. **-REPEAT COMMENT**
14. Below the first flush elevation within the stormwater feature, live plantings must cover the entire area. The first flush elevation should be noted on the details. Native plants are preferred. Cultivars and non-native perennials are allowable if approved by WCWRC. Plants listed on the WCWRC Rain Garden Plant List are acceptable. Invasive species are not allowed (see the City of Ann Arbor's invasive species list). **-REPEAT COMMENT**
15. Plantings should be locally adapted and appropriate to the hydric conditions proposed. For more information on individual species, see "Plants for Stormwater Design: Species Selection for the Upper Midwest" by Daniel Shaw & Rusty Schmidt. **-REPEAT COMMENT**
16. Plantings should be spaced according to each species size and growth potential to allow for sufficient coverage as required by the soil erosion permit. **-REPEAT COMMENT**

17. The maintenance plan for the detention pond should include a note to indicate that no chemicals are allowed in stormwater features or buffer zones with the following exception: invasive species may be treated with chemicals by a certified applicator. Mowing is only allowed twice per year. - **REPEAT COMMENT**
18. Soils within infiltration stormwater systems must be amended with a composted organic material. Soils must be free of construction debris and subsoils. A recommended soil blend includes 20 to 30 percent compost. - **REPEAT COMMENT**
19. Please see the attached invoice for the current fees. The invoice does not include any outstanding balances. Please remit these fees upon receipt of the accompanying invoice. As requested, the invoice is being submitted directly to Ypsilanti Sports Center LLC.

At your convenience please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,



Janine Hutchinson, P.E.
Stormwater Engineer
(approval\Ypsilanti Tennis Club Rev3)

cc: Miodrag Rakic, Ypsilanti Sports Center LLC
Michael Radzik, , Ypsilanti Township Office of Community Standards
Jason Iacoangeli, Ypsilanti Township Planning Director
Doug Winters, McLain and Winters



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

March 19, 2020

VIA ELECTRONIC MAIL

Mr. Jason Iacoangeli, Planning Director
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #2
Ypsilanti Tennis Facility
3160 W. Michigan Avenue, Charter Township of Ypsilanti (Plan Date: 03-02-2020)

Dear Mr. Iacoangeli:

In response to the memorandum from your office dated March 6, 2020, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to the Authority for this stage of review. However, the following comments need to be addressed by the Applicant and/or the Applicant's design engineer prior to Detailed Engineering plans being deemed acceptable to the Authority.

1. Easements are shown over portions of the proposed water main and sanitary sewer – it is unclear if the intent is to have part of the utilities be public (owned and operated by the Authority) and part of them private (owned and operated by the property owner). It is recommended all water main and sanitary sewer be public and dedicated to the the Authority.
2. Confirmation needs to be provided that the proposed water main and sanitary sewer will be sufficiently large enough and deep enough to serve the future development area. The Applicant is encouraged to consider installing pipe toward future development area to avoid potential disruption to use of the currently proposed facility during future construction. This applies more to the sanitary sewer than the water main.
3. Suggested water main alignment revisions are noted on a redlined copy of plan sheet C-2. It appears needed hydrant coverage can be provided with less pipe than currently proposed.
4. The existing water main connection near the northwest corner of the site is believed to be a 12" diameter ductile iron pipe with a blind flange on the end with no isolation valve between the blind flange and 36" diameter pipe that runs south-to-north along the west property line. Connection to this flanged outlet will need to be made via live tap as the 36" diameter pipe cannot be taken out of service.

Mr. Jason Iacoangeli
CHARTER TOWNSHIP OF YPSILANTI
March 19, 2020
Page 2

Enclosed is an Estimate of Costs – Application for Services, dated March 19, 2020 indicating connection fees for the proposed building. Please note that the total cash price for connection fees, **\$148,412.75 plus the construction phase escrow deposit, Authority administration fee, and record plan guarantee**, must be paid to the Authority by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott D. Westover".

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File
Mr. Mike Radzik, Ms. Charlotte Wilson, Charter Township of Ypsilanti
Mr. Eric Copeland, Mr. Dan Kimball, Township Fire Department
Mr. Doug Winters, Esq., Township Legal Counsel
Mr. Matt Parks, P.E., Township Engineer
Mr. Gary Streight, P.E., WCRC
Ms. Theresa Marsik, P.E., WCWRC
Mr. Miodrag Rakic, Applicant
Mr. Fareed Mojaradi, Applicant's designer

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



September 23, 2020

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

RE: Preliminary (non-residential) Site Plan Review #3
Project Name: Ypsilanti Tennis Club
Project Location: 3160 W. Michigan
Plan Date: 11/5/2019
Plan Revision Date: 9/7/2020
Project Number: 2019-16
Applicable Codes: IFC 2012
Contractor: Atelier Architect, Inc.
Contractor Address: 1368 Cole St. Birmingham, Michigan 48322

Status of Review

Status of review: Approved Conditionally (see comments)

Pages T-1 and SP-1 were reviewed.

Site Coverage - Hydrants

Comments: meets IFC 2012 hydrant coverage.

Site Coverage - Access

Comments: The template dimensions used on sheet T-1 for the fire truck need to be 48' long and 9' 6" wide.

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



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Miodrag Rakic
7751 Whirlaway Drive
Saline, Michigan 48176

Permit No: WRP021324 v.1
Submission No.: HNV-35ME-3XE5G
Site Name: 81-3160 West Michigan Avenue-Ypsilanti
Issued: March 13, 2020
Revised:
Expires: March 13, 2025

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- | | |
|--|---|
| <input type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input checked="" type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 325, Great Lakes Submerged Lands |
| <input type="checkbox"/> Part 315, Dam Safety | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input type="checkbox"/> Part 31, Water Resources Protection (Floodplain Regulatory Authority) | |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Construct a storm water pond in upland that will discharge directly to wetland from a 12-inch diameter outlet pipe. Place approximately 2 cubic yards of riprap in wetland for the construction of the storm water outfall structure. Install 244 feet of 10-inch diameter sanitary sewer line within wetland by open trench methods. Install 180 feet of 12-inch diameter watermain within wetland by open trench methods.

All work shall be completed in accordance with the approved plans dated March 13, 2020 and the specifications of this permit.

Waterbody Affected: wetland
Property Location: Washtenaw County, Ypsilanti Township, Town 03S, Range 07E, Section 18

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.

EGLE-WRD
WRP021324 v1.0
Approved
Issued On:03/13/2020
Expires On:03/13/2025

- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.

- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. Prior to the initiation of any permitted construction activities, a sedimentation barrier shall be constructed immediately down gradient of the construction site. Sedimentation barriers shall be specifically designed to handle the sediment type, load, water depth, and flow conditions of each construction site throughout the anticipated time of construction and unstable site conditions. The sedimentation barrier shall be maintained in good working order throughout the duration of the project. Upon project completion, the accumulated materials shall be removed and disposed of at an upland (non-wetland, non-floodplain) site and stabilized with seed and mulch. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
 2. All raw areas in uplands resulting from the permitted construction activity shall be effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or wetlands. Temporary stabilization measures shall be installed before or upon commencement of the permitted activity, and shall be maintained until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.
 3. Prior to the initiation of any permitted construction activity, a sedimentation barrier shall be installed along the entire route of the disturbed wetland area and maintained in good working order until permanent stabilization and re-vegetation of all disturbed areas has occurred. The sedimentation barrier shall be removed after re-vegetation.
 4. All dredge/excavated spoils including organic and inorganic soils, vegetation, and other material removed shall be placed on upland (non-wetland, non-floodplain), prepared for stabilization, and stabilized with sod and/or seed and mulch in such a manner to prevent and ensure against erosion of any material into any waterbody, wetland, or floodplain.
 5. All fill shall consist of clean, washed rock or stone that is free of fines, other soil materials, any contaminants, or pollutants.
 6. No fill, excess soil, or other material shall be placed in the 100-year floodplain, any wetland or surface water area not specifically authorized by this permit, its plans, and specifications.

7. Construction must be undertaken and completed during the dry period of the wetland, or when frozen.
8. If the area does not dry out or freeze, construction shall be done on equipment mats to prevent compaction of the soil.
9. Upon completion of the project, the disturbed wetland areas shall be restored to the original contour elevation, revegetated and reseeded with species native to Michigan appropriate to the site, and mulched to prevent erosion.
10. Trench excavation shall be restored to pre-existing grade by backfilling the trench so native soils are replaced in reverse order of excavation, replacing the topsoil at the surface.
11. Authority granted by this permit does not waive permit or program requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit www.mi.gov/eglestormwater and select "Soil Erosion and Sedimentation Control Program" under "Related Links."
12. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
13. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
14. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
15. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.



Issued By: _____

Melissa Letosky
Jackson District Office
Water Resources Division
517-416-7001

cc: Ypsilanti Township Clerk
Ypsilanti Township Planning & Zoning
Mr. Fareed Mojaradi, Atelier Architect, Inc.

Review Summary

Review	Reviewer	Status	Review Comments
Traffic and Safety	Laurent Fournier	Denied	Duplicate review -JGD
Traffic and Safety	Laurent Fournier	Approved	Preliminary plans approved. Final plan will need to include right turn lane width+pavement markings.
Operations	George Seif	Approved	<p>Preliminary plan approved, will review final plans once submitted.</p> <p>Some initial comments include:</p> <ol style="list-style-type: none">1. Move existing storm structures on US-12 to new curb line.2. Dimension width of right turn lane.3. will need to include all details for road, sidewalk, driveway opening, curb and gutter sections and included associated MDOT standard plans.4. Will need to complete form 2484.

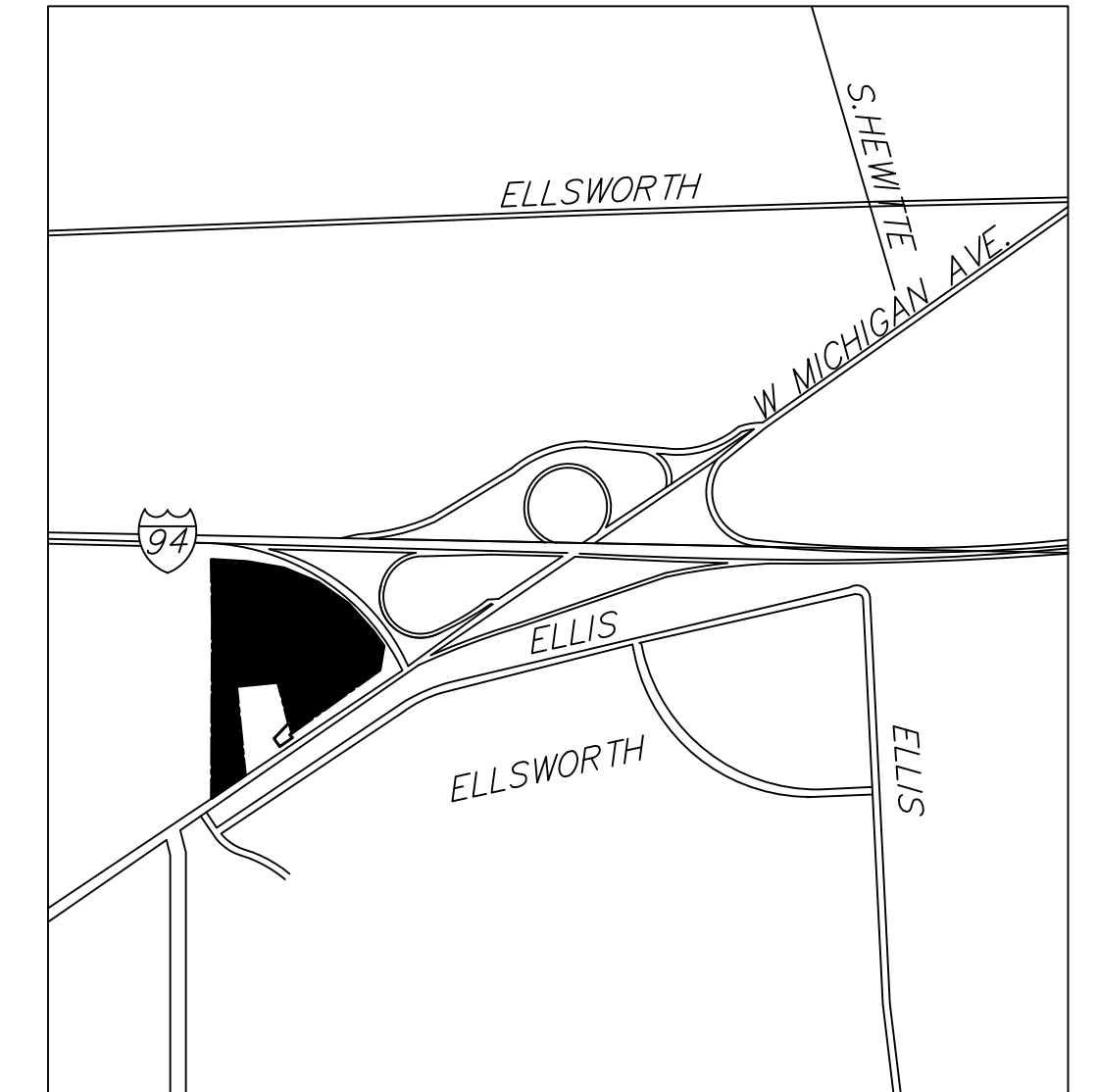
YPSILANTI TENNIS CLUB SITE PLAN APPROVAL 3160 W. MICHIGAN YPSILANTI MICHIGAN. 48197

ZONING DATA:

ZONING REGULATION:	ALLOWED	PROPOSED
ZONING: ADJACENT ZONING: PROPOSED LAND USE: GROSS SITE AREA: MINIMUM LOT AREA: MINIMUM FRONT SETBACK: MINIMUM SIDE SETBACK: MINIMUM REAR SETBACK: MAXIMUM BUILDING HEIGHT: MAXIMUM PERCENTAGE OF BUILDING AREA TO LOT AREA: REQUIRED OPEN SPACE: BUILDING AREA: BUILDING TYPE: 6 SPACES PER COURT Retail: 1 per 250 sq.ft Athletic Facilities: MAXIMUM OCCUPANCY: NUMBER OF EMPLOYEES: TOTAL SPACES:	RM-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT B-3 GENERAL BUSINESS DISTRICT, R-1 ONE FAMILY RESIDENTIAL DISTRICT 20.57 ACRES 21,780 S.F. MINIMUM 90 FEET WIDE 20 FEET 0-10 FEET MAXIMUM WEST PROPERTY LINE 20 FEET 25 FEET OR 2 STORIES 200% NONE 6X 11 = 66 840 sq.ft / 250 = 4 spaces 1 per maximum occupancy plus 1 per employee 18 SPACES 10 SPACES 98	B-3 GENERAL BUSINESS DISTRICT TENNIS TRAINING FACILITY 486,480 S.F. 1,068 L.F. FRONTAGE 36-8" FEET OR 2 STORIES, VARIANCE REQUIRED 39,700 sq/ft INDOOR TENNIS FACILITY

PROJECT DESCRIPTION:

Proposed project will be a tennis training facility consisting of five indoor and six out door tennis courts. The facility has 7,800 square feet of support areas consisting of lockers, showers, shops and exercise areas. The storm water management of the site will be facilitated by a detention pond. Two separate areas will remain for future developments.



LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION:

Part of the West 1/2 of Section 18, T.3S., R.7E., Ypsilanti Township, Washtenaw County, Michigan, more particularly described as beginning at the East 1/4 corner of Section 13, T.3S., R.6E., Pittsfield Township, Washtenaw County, Michigan; thence North 1 degree 03 minutes 30 seconds West 376.14 feet; thence South 86 degrees 30 minutes 42 seconds East 227.36 feet; thence South 80 degrees 16 minutes 38 seconds East 234.84 feet; thence South 67 degrees 30 minutes 30 seconds East 234.84 feet; thence South 54 degrees 44 minutes 22 seconds East 234.84 feet; thence South 41 degrees 58 minutes 14 seconds East 234.84 feet; thence South 35 degrees 35 minutes 69 seconds East 114.86 feet; thence South 9 degrees 24 minutes 51 seconds West 155.56 feet; thence South 54 degrees 24 minutes 51 seconds West to the West line of Lot 11 of the Elmfield Gardens Subdivision; thence Southeasterly 25.00 feet along said West line; thence South 54 degrees 24 minutes 51 seconds West 100.00 feet; thence North 34 degrees 23 minutes 00 seconds West 52.92 feet; thence North 43 degrees 35 minutes 30 seconds East 131.69 feet; thence North 14 degrees 38 minutes 30 seconds West 267.84 feet; thence South 34 degrees 24 minutes 00 seconds West 261.48 feet; thence South 5 degrees 36 minutes 00 seconds East to the North line of US-12; thence Southwesterly along said North line to the West line of Section 18; thence along said Section line to the Point of Beginning; and excepting therefrom as a permanent right of way easement the East 15 feet of the West 17.5 feet of the above described parcel.

Parcel Number: K -11-18-340-001 ALSO KNOWN AS 3160 WEST MICHIGAN

PLAN DISTRIBUTION LIST:

AGENCY:

CHARTER TOWNSHIP OF YPSILANTI	OFFICE OF COMMUNITY STANDARDS
CHARTER TOWNSHIP OF YPSILANTI	OFFICE OF COMMUNITY STANDARDS
OHM ADVISORS	
CHARTER TOWNSHIP OF YPSILANTI	FIRE DEPARTMENT
YPSILANTI COMMUNITIES UTILITIES AUTHORITY	ENGINEERING
MICHIGAN DEPARTMENT OF TRANSPORTATION	ENGINEERING
WASHTENAW COUNTY WATER RESOURCE COMMISSION	STORM WATER
MICHIGAN DEPT. OF ENVIRONMENT, GREAT LAKES, and ENERGY	WATER RESOURCES DIVISION, JACKSON DISTRICT OFFICE

DEPARTMENT:

CONTACT:

TELEPHONE:

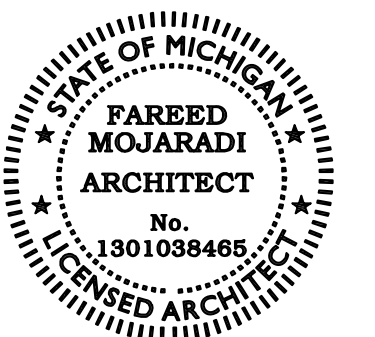
E-MAIL

MICHAEL RADZIK	(734) 485 - 3943	mradzik@ytown.org
CHARLOTTE WILSON	(734) 485 - 3943	cwilson@ytown.org
MATT PARKS, P.E.	(734) 466 - 4579	matt.parks@ohm-advisors.com
CHIEF DAN KIMBAL	(734) 544 - 4225	dkimbal@ytown.org
SCOTT D. WESTOVER P.E.	(734) 484 - 4600 - ext. 220	swestover@cua.org
PATRICK Mc MURPHY	(810) 225 - 2626	ramirez@michigan.gov
JANINE HUTCHINSON, P.E.	(734) 222 - 6860	hutchinsonj@washtenaw.org
MELISSA LETOSKY	(517) 416 - 7001	LetoskyM@michigan.gov

DRAWING INDEX:

- COVER SHEET
- SURVEY-1
- SURVEY-2
- SP-1 SITE PLAN
- SP-2 SITE DETAILS
- L-1 LANDSCAPE PLAN
- L-2 TREE MITIGATION PLAN
- L-3 TREE CHART
- L-4 LANDSCAPE CALCULATIONS AND MATERIALS
- C-1 GRADING PLAN
- C-2 SITE UTILITY PLAN
- C-3 DRAINAGE AREA PLAN
- C-3.1 STORM WATER WORK SHEETS
- C-4 SOIL EROSION PLAN
- C-4.1 SOIL EROSION DETAILS AND SPECIFICATIONS YPSILANTI TWP. SOIL EROSION CONTROL DETAILS
- E-1 PHOTOMRITIC SITE PLAN
- T-1 TRUCK MANEUVERING DIAGRAM
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 BUILDING ELEVATIONS
- A-4 BUILDING ELEVATIONS

SUBMITTAL:	DATE:
1st PRELIMINARY SITE PLAN APPROVAL	11/05/2019
2nd PRELIMINARY SITE PLAN APPROVAL	01/17/2020
3rd PRELIMINARY SITE PLAN APPROVAL	09/07/2020
4th PRELIMINARY SITE PLAN APPROVAL	01/21/2021

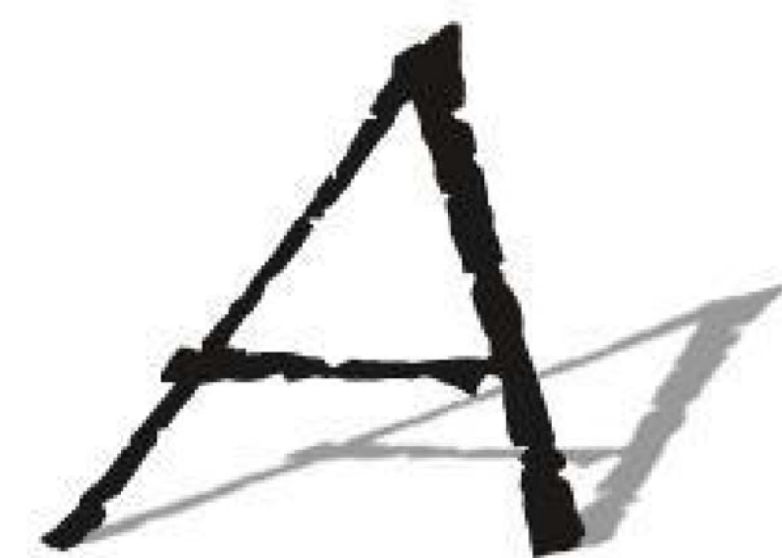


COVER SHEET

PETITIONER , OWNER OF RECORD:

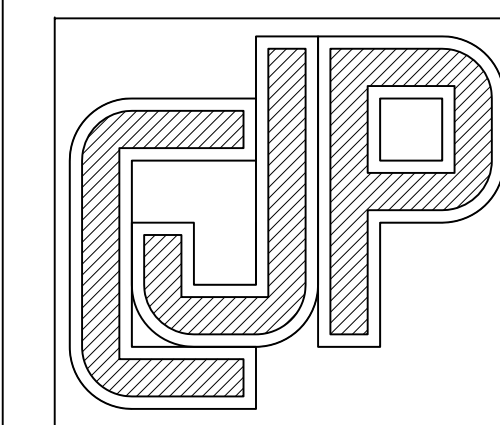
MIODRAG RAKIC
7751 Whirlaway Dr
Saline , MI 48176

ARCHITECT:



Atelier Architect, Inc.
1368 COLE ST.
BIRMINGHAM MICHIGAN 48322
PHONE: 248-790-1639
EMAIL : mojaradifareed@gmail.com

ENGINEER:



CJP
ENGINEERING & DESIGN, LLC

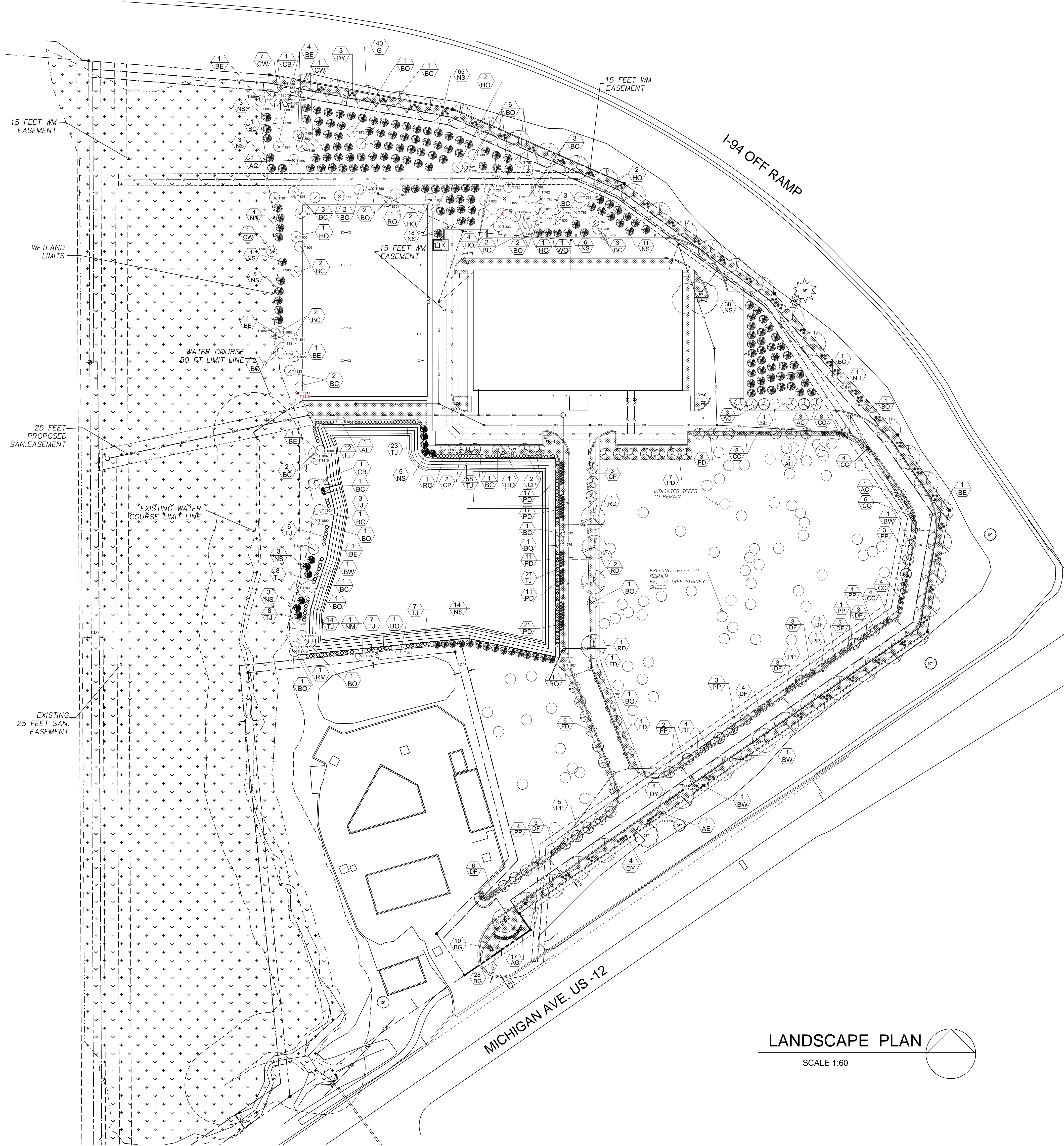
28763 NORTHWESTERN HWY
SUITE 225
SOUTHFIELD, MI 48034
Office (248)747-4562
Fax (248)297-6121
Cell (248)376-5006
harishakim@yahoo.com

PLANT MATERIAL LIST							
CODE	QTY.	COMMON NAME	BOTANICAL NAME	ROOT TYPE	CULTIVAR	MATURE HT.	MATURE SPREAD
Ornamental Trees							
PP	12	Purple Pony Plum	Prunus cerasifera	3" B & B	Thundercloud	15 FT.	15 FT.
PD	10	Pink Flowering Dogwood	Cornus florida var. rubra	3" B & B	'Sweet water Red'	15 - 25 FT.	15 - 20 FT.
BW		Blue Chinese Wisteria	Wisteria sinensis	3" B & B	Chinese	10 - 15 FT.	10 - 12 FT.
AC	14	Autumn Blooming Cherry	Prunus subhirtella 'Autumnalis'	3" B & B		20 - 30 FT.	15 - 26 FT.
FD	11	Flower Dog Wood	Cornus florida var. rubra	3" B & B	Pink	15 FT.	20 FT.
Trees							
NS	179	Norway Spruce	Picea abies	6" B & B	Weeping	40-60 FT.	25 - 30 FT.
G	40	Autumn Gold Ginkgo	Ginkgo Biloba	3" B & B	Autumn Gold	40-60 FT.	25 - 30 FT.
CP	7	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	3" B & B	Trinity	40-60 FT.	25 - 30 FT.
RD	4	Red Dogwood	Cornus florida	3" B & B	Rosesa	20 - 30 FT.	20 - 30 FT.
Shrubs							
TJ	173	Tan Juniper	Tamarixcortifolia Juniperus	3 GAL.			
CC	32	Cranberry Cotoneaster	Cotoneaster Apiculatus	3 GAL.			
DC		Dwarf Cypress	Chamaecyparis obtusa	3 GAL.			
DY	131	Dense Yew	Taxus x media 'Densiformis'	3 GAL.			
DF	32	Dwarf Fountain Grass	Pennisetum alpestrucoides	3 GAL.			
GJ		Gold Coast Juniper	Juniperus chinensis	3 GAL.			
PD	77	Prairie Dropseed Grass	Sporobolus heterolepis	2 GAL.			
AG	17	Avalanche Feather Reed Grass					
BG	38	Blue Oats Grass	Helictotrichon sempervirens				

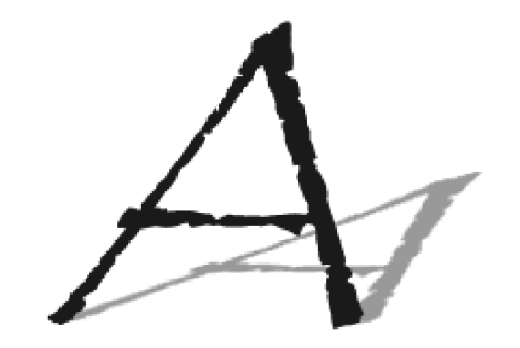
TOTAL PROPOSED TREES : 277
 TOTAL PROPOSED SHRUBS : 500

EXISTING PLANT MATERIAL LIST		
CODE	QTY.	COMMON NAME
BC	33	Black Cherry
BO	20	Black Oak
BE	9	Box Elder
CW	9	Cotton Wood
BW	4	Black Walnut
CB	1	Common Buckthorn
CB	1	Common Buckthorn
RM	1	Red Maple
NM	1	Norway Maple
HO	13	Hills Oak
NH	1	NORTHERN HACKBERRY

TOTAL EXISTING TREES USED IN LANDSCAPE DESIGN: 83



LANDSCAPE PLAN
 SCALE 1:60



Atelier Architect, P.C.
 6346 Orchard Lake Rd Suite 16
 West Bloomfield, MI 48322-2327
 Phone: 248-885-8286
 Fax: 248-885-8287
 e-mail: Info@atelierarchitect.com

Project
 YPSILANTI TWP. TENNIS FACILITY

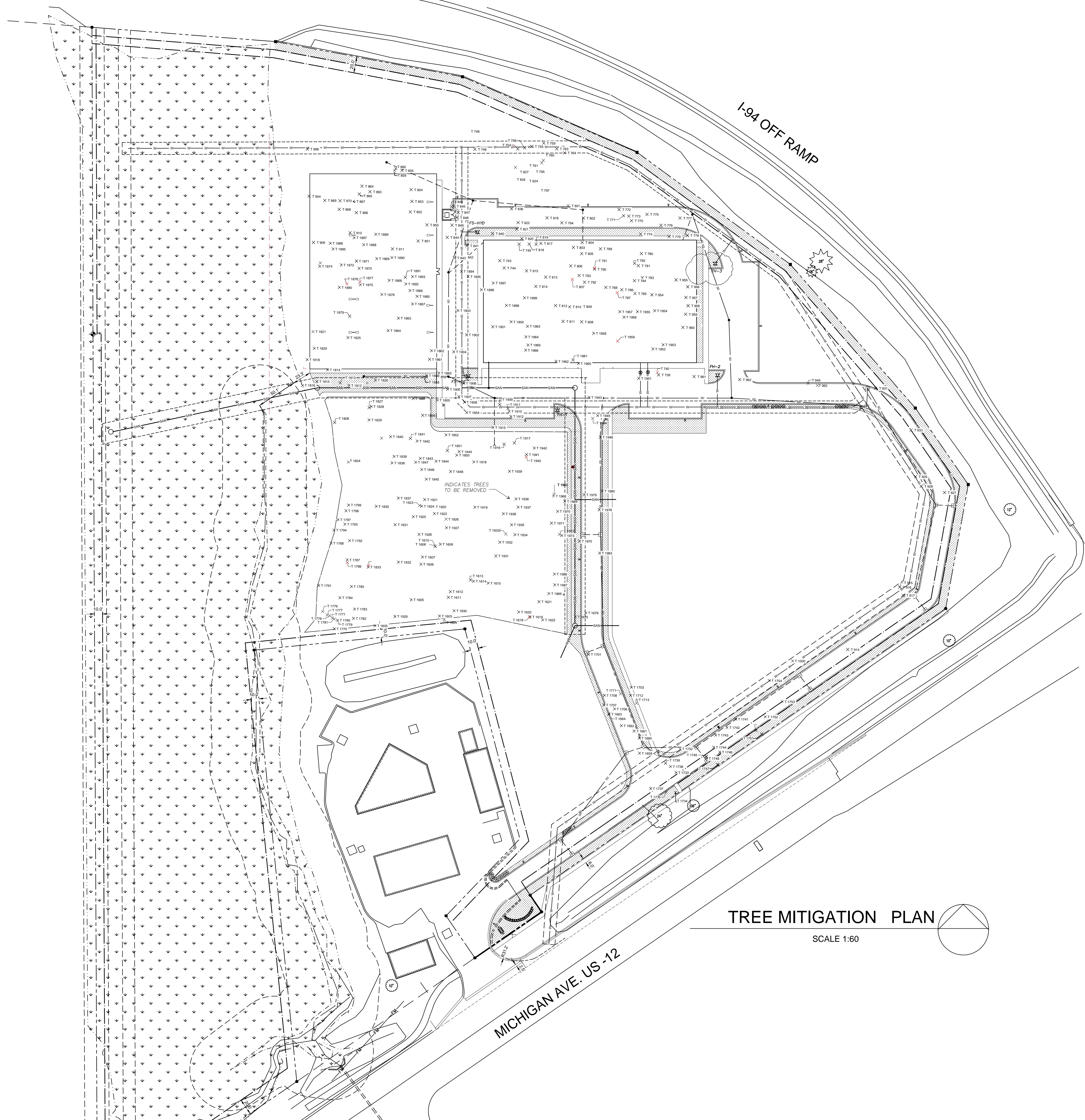
Project No.
 2019-16

Certification
 I hereby certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.

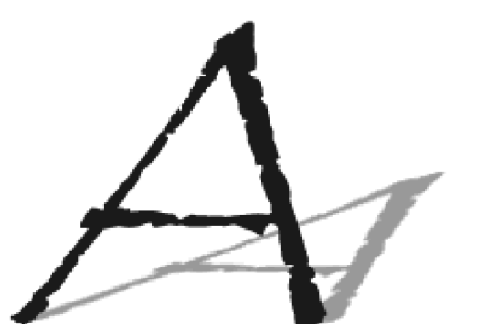
Sheet Title
 LANDSCAPE PLAN

Issued	Date
SITE PLAN APPR.	11 / 05 / 2019
REVISION 1	01 / 17 / 2020
REVISION 2	09 / 07 / 2020

Sheet No.
 L-1



TREE MITIGATION PLAN
SCALE 1:60



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Project
YPSILANTI TWP. TENNIS FACILITY

Project No.
2019-16

Certification
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Sheet Title
TREE MITIGATION PLAN

Issued	Date
SITE PLAN APPR.	11/05/2019
REVISION 1	01/17/2020

Sheet No.
L-2

LANDSCAPE MATERIAL REQUIREMENTS:

LAWN AREA: 32,752 S.F.
 1 DECIDUOUS TREE PER 1,000 S.F.
 1 SHRUB PER 500 S.F.

33 TREES
 66 SHRUBS

SITE FRONTAGE ON PUBLIC ROADS:
 1 DECIDUOUS TREE PER 40 FEET
 1 ORNAMENTAL TREE PER 100 FEET
 1 SHRUB PER 10 FEET.
 1,832.8 S.F.

46 DECIDUOUS TREES
 19 ORNAMENTAL TREES
 184 SHRUBS

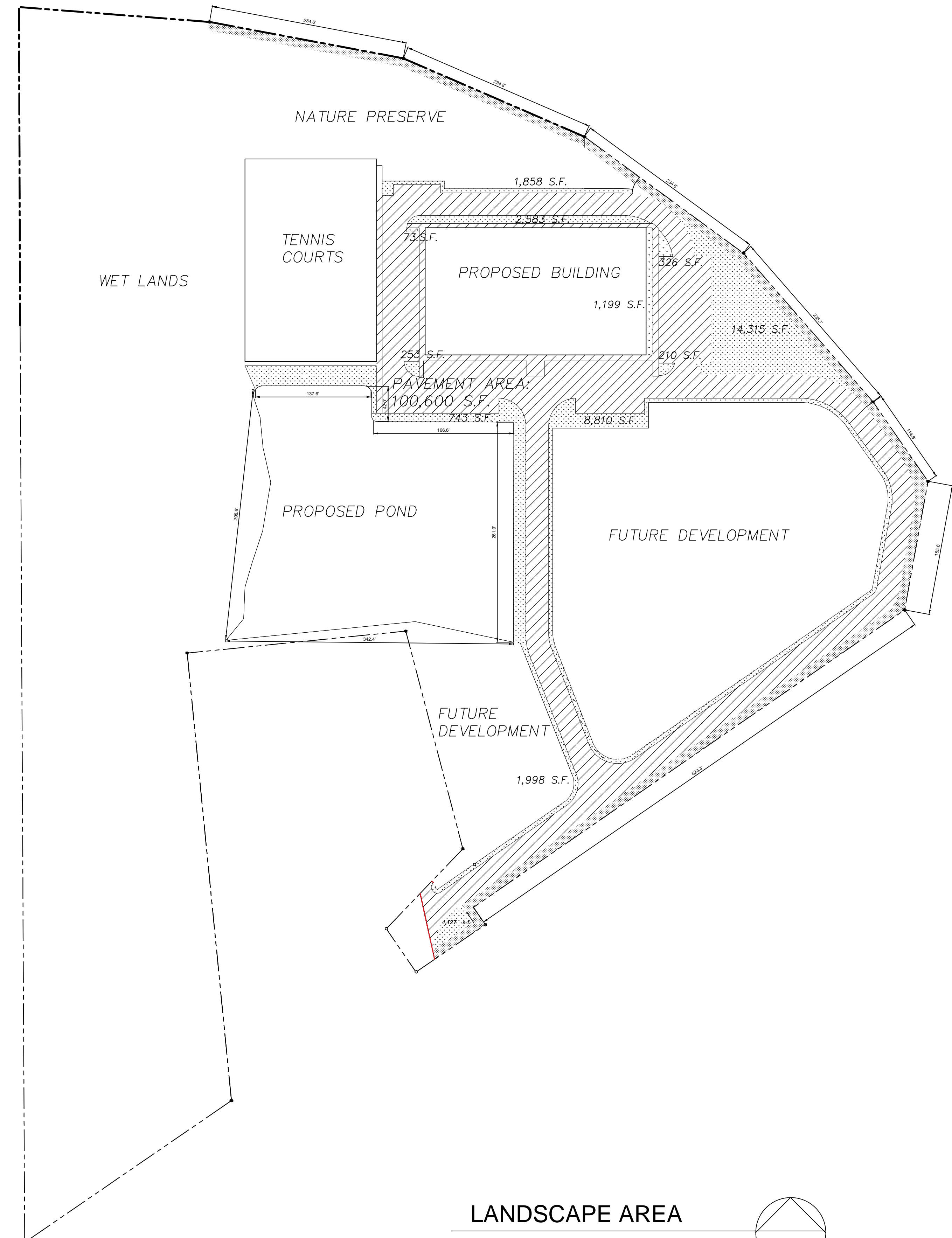
POND PERIMETER:
 1 DECIDUOUS OR EVERGREEN TREE PER 50 FEET
 1 SHRUB PER 5 FEET.
 1,250 FEET
 25 TREES
 250 SHRUBS

PAVEMENT AREA:
 1 LARGE DECIDUOUS TREE PER 3,000 SQUARE FEET
 100,600 S.F.
 34 TREES
 TREE MITIGATION
 TOTAL TREES TO BE REMOVED: 342

MITIGATION METHOD TREE FUND CONTRIBUTION AND
 VARIANCE REQUEST.

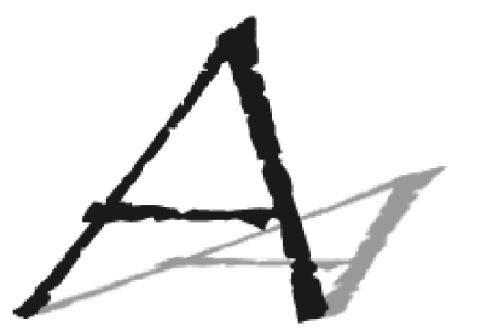
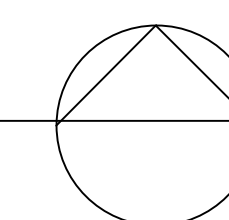
TOTAL MATERIAL REQUIRED:

138 TREES
 19 ORNAMENTAL TREES
 500 SHRUBS.



LANDSCAPE AREA

SCALE 1:80.00'



Atelier Architect, P.C.

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 Fax: 248-885-8287
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Sheet Title

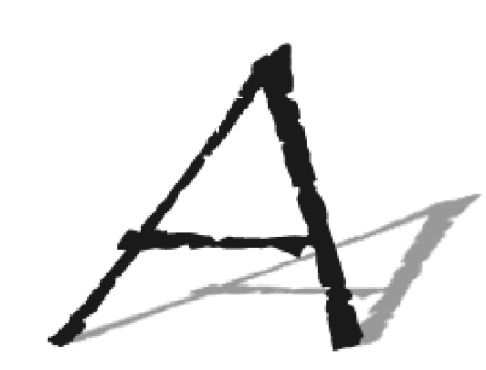
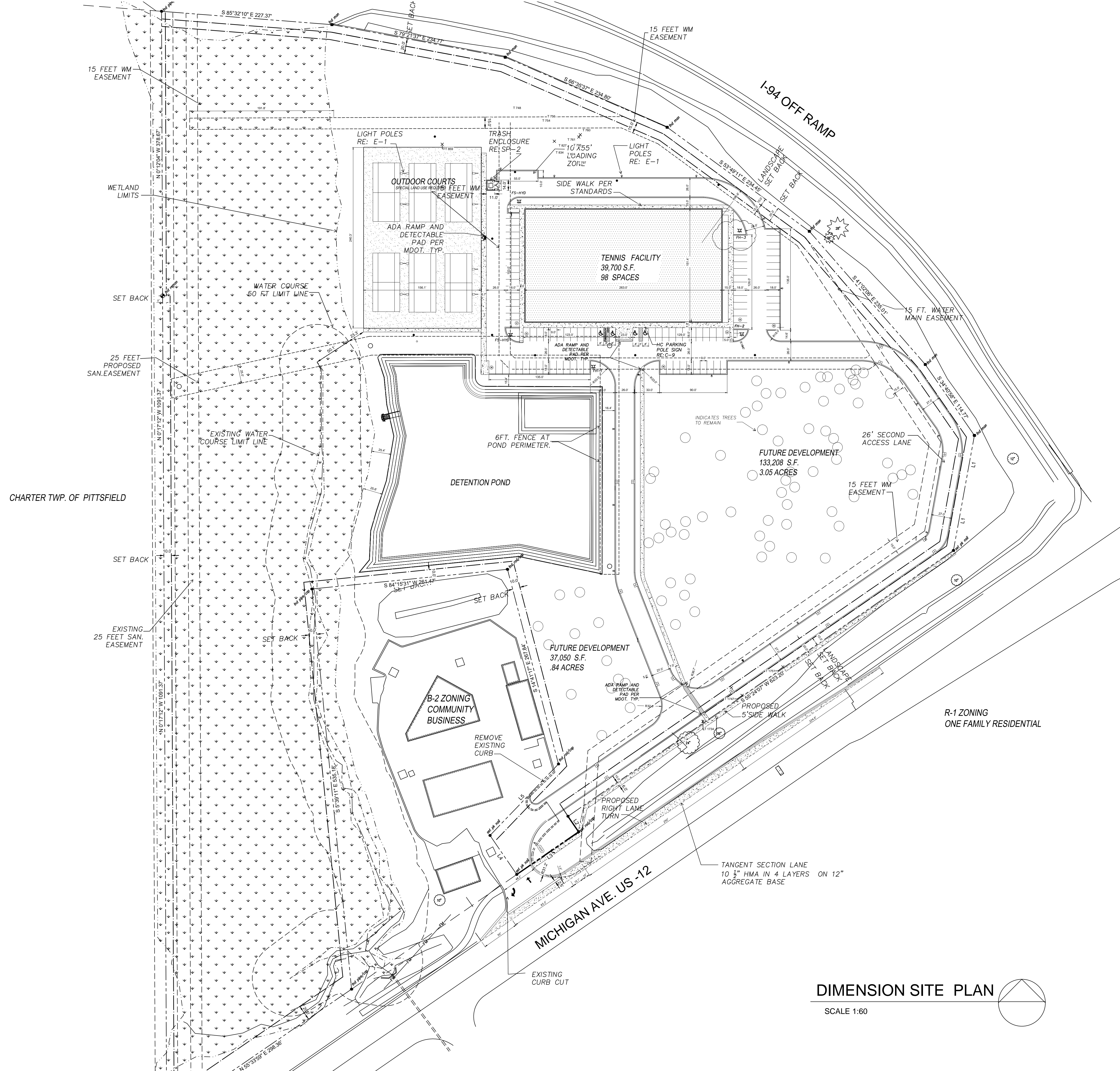
LANDSCAPE CALCULATIONS AND MATERIAL

Issued Date

SITE PLAN APPR.	11 / 05 / 2019
REVISION 1	01 / 17 / 2020
REVISION 2	09 / 07 / 2020

Sheet No.

L-4

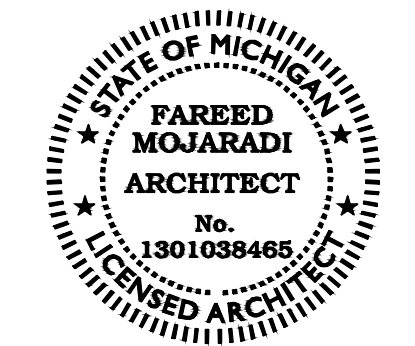


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Project
 YPSILANTI TWP. TENNIS FACILITY

Project No.
 2019-16

Certification
 I hereby certify that the construction documents contained herein were prepared under my direct supervision and I am a registered architect under the laws of the State of Michigan.



Sheet Title
 DIMENSION SITE PLAN

Issued	Date
SITE PLAN APPR.	11/05/2019
REVISION 1	03/02/2020
REVISION 2	09/07/2020

DIMENSION SITE PLAN
 SCALE 1:60

Sheet No.
 SP-1



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report Marriot Banquet Facility 1275 S. Huron Sketch Site Plan Approval

March 18, 2021

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a sketch site plan from Steven Brooks and Kolbrook Design to construct a banquet facility located at 1275 South Huron, K-11-38-150-007 and subject parcels.

APPLICANT

Steven Brooks / Kolbrook Design
828 Davis St. Suite #300
Evanston IL, 60201

CROSS REFERENCES

Zoning Ordinance citations:

- Article XI, Section 1100, B-3 General Business District
- Article XXI, Section 2115, Site Plan Review

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our procedures.

Planning Consultants (Carlisle/Wortman Associates): CWA reviewed the sketch site plan in their letter dated February 10, 2021, and the plan is recommended for approval subject to the applicant addressing the following items:

1. Replace light fixture to be compliant with ordinance requirements

Engineering Consultants (OHM): The Township Engineer recommended sketch plan approval at this stage of the process in their March 18, 2021 review letter. Elliot Smith will need additional engineering details included in the detailed engineering plans with regard to the site improvements proposed including the new fire hydrant and cross section for the access road.

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover recommends “relocating the existing hydrant to the end of the water main and installing a new hydrant along the currently looped portion of the water main. Or connect the existing dead ends to complete the loop” in an email to the Planning Department on March 17, 2021.

Ypsilanti Township Fire Department: YTFD Fire Marshall Dan Kimball recommended approval subject to conditions in a letter dated March 18, 2021.

Washtenaw County Water Resources Commission: WCWRC reviewing agent Theresa Marsik has no comments as a storm water permit will not be necessary for this project.

Washtenaw County Road Commission: WCRC reviewing agent Gary Streight has no comments as the Marriot is located off a Private Access Drive off South Huron.

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Sketch Plan Approval

Motion to table:

*“I move to table the request for **sketch site plan** approval for Marriott Banquet Facility located at 1275 South Huron, parcel K-11-38-150-007 ,to consider the comments presented by the Planning Commission during discussion of the project”*

Motion to approve:

*“I move to approve the request for a **sketch site plan** the Marriott Banquet Facility located at 1275 South Huron, parcel K-11-38-150-007, with the following conditions:*

- 1. Applicant shall address the remaining review comments from consultants, agencies, and departments.*
- 2. Applicant shall obtain all applicable agency permits.*
- 3. Applicant will supply a set of detailed engineering plans satisfying the conditions of the Planning Department.*
- 4. _____”*

Motion to deny:

*“I move to deny the request for **sketch site plan** approval for the Marriott Banquet Facility located at 1275 South Huron, parcel K-11-38-150-007 and subject parcels, due to the following reasons:*

- 1. _____*
- 2. _____”*

Respectfully submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: March 5, 2021

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

GENERAL INFORMATION

Applicant: Marriot
Project Name: Banquet Facility
Plan Date: February 10, 2021
Location: 1275 S. Huron
Zoning: B-2, Community Business
Action Requested: Sketch Site Plan Approval

PROJECT AND SITE DESCRIPTION

A plan has been submitted for a proposed event/banquet facility at the existing Marriot hotel. The 1-story, 4,900 sq/ft building is located to the rear (golf course/lake side) of the hotel. The building is free-standing and will not be physically connected to the hotel. The area of the site where the building is proposed is used for a large tent for outdoor events.

As set forth in Table 2115.1: Table of Eligible Uses and Required Review Process, this application is reviewed as a Sketch Plan.

Marriot
March 5, 2021

Location of Subject Property:



Detailed Location of Subject Property:



Location of proposed event/banquet. Currently used for tent for outdoor events

NATURAL RESOURCES & UTILITIES

The area of the site of the proposed building has already been graded.

Items to be Addressed: None

HEIGHT, BULK, DENSITY AND AREA

Bulk requirements are set forth in Sec 2001.

		Required / Allowed	Provided	Complies with Ordinance
Setback	Front	20 feet	+ 20 feet	Complies
	Side	0 feet	+0 feet	Complies
	Side	0 feet	+0 feet	Complies
	Rear	0 feet	+ 20 feet	Complies
Building Height (Feet)		30 feet	23 feet	Does not comply
Building Height (Stories)		3	1 story	Complies

Meets all bulk requirements.

Items to be Addressed: None

LOADING AREA

Existing loading for the Marriott facility can accommodate the new building..

Items to be Addressed: None

PARKING

Existing parking for the Marriott facility can accommodate the new building.

Items to be Addressed: None.

EXTERIOR LIGHTING

The applicant is adding a series of wall sconces to the building. Exterior lighting shall be fully shielded and directed downward, and shall utilize full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare and minimize light pollution. The sconces are not fully shield.

Items to be Addressed: Replace light fixture to be compliant with ordinance requirements.

LANDSCAPE STANDARDS

The applicant is not proposing any new landscaping.

Items to be Addressed: None

BUILDING ELEVATIONS AND FLOOR PLAN

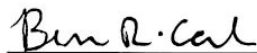
The applicant has provided building elevations. The building is a mix of metal and glass.

Items to be Addressed: None.

RECOMMENDATIONS FOR SITE PLAN

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

1. Replace light fixture to be compliant with ordinance requirements.



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

March 18, 2021

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

RE: 1275 S Huron St - Ann Arbor Marriott Ypsilanti at Eagle Crest - Banquet Facility
Sketch Site Plan Review #2

Dear Mr. Iacoangeli:

The first review letter for the 1275 S Huron Street Banquet Facility project was issued March 11, 2020. We have completed the second sketch site plan review of the plans with a latest revision date of March 15, 2021 and stamped received by OHM Advisors on March 16, 2021.

The project was originally submitted for a sketch site plan process; however, during review it was discovered that in order for the applicant to meet Township Engineering and Fire Department requirements, a hydrant and additional distribution watermain would be required. Proposing public utilities results in a traditional site plan process. For the requirements to be met, the applicant will need to go through detailed engineering review after being granted approval from the Planning Commission.

There are outstanding issues with the proposed utilities as highlighted in comment 5; however, this conflict does not impact the overall site layout. This comment is significant, but addressable, and will need to be sorted out between the applicant, Fire Department, YCUA, and OHM prior to submitting for detailed engineering review.

At this time the plans may be considered for the Planning Commission's consideration. Preliminary detailed engineering comments have been provided in coincidence with the original sketch site plan review comments. These comments do not influence the overall site layout and will be addressed during the detailed engineering plan review. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented during detailed engineering.

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 a banquet facility at the existing Marriott hotel located at 1275 South Huron Street. The proposed improvements include the construction of a banquet facility addition to the existing hotel, an extension of the existing gravel service road, and a new sidewalk on the east side of the proposed building. The applicant is proposing new watermain and a new hydrant on the southwest side of the building. No sanitary or storm improvements are being proposed.



B. SKETCH SITE PLAN COMMENTS

Paving and Grading

1. The applicant shall provide the existing gravel service road's cross-section and provide a geotechnical report of the road that ensures the surface can support an imposed load of a fire apparatus weighing up to 75,000 pounds. Additionally, the service road shall provide a minimum unobstructed width of 26-feet for emergency traffic to utilize. The applicant has addressed the comment by providing a minimum unobstructed width of 26-feet for the service road. The applicant has also noted that cross-section details will be provided during the detailed engineering review phase of the project.
2. The applicant shall provide a cross-section detail for all proposed concrete pavement and proposed gravel service road extensions. The applicant has noted that cross-section details will be provided during the detailed engineering review phase of the project.
3. The applicant shall provide a narrative for removal of the existing concrete slab at the location of the proposed banquet facility. Additionally, the applicant shall provide a foundation detail for the Township's review and approval. The applicant has sufficiently addressed the comment.
4. The applicant shall provide a grading plan sheet within the plan set showing both existing and proposed elevations specifically around the area of the proposed construction activity. The applicant has not addressed the comment.

Utilities

5. If applicable, the applicant shall provide a narrative of any proposed utilities as it currently appears as there will be no utility work to the site. The applicant is currently proposing additional watermain and a new hydrant. The applicant shall note that no more than one (1) hydrant will be allowed to be installed on a dead-end water main line per Ypsilanti Township standards. The applicant shall also provide the diameter and material type of the proposed water main. If the diameter is 8" or greater, the applicant shall include a profile view of the proposed water main within the plan set. The applicant shall revise accordingly. Our office would recommend having a sit-down meeting with the Design Engineer to review the options prior to submitting for detailed engineering.

General

6. The applicant shall provide a dumpster wall enclosure and detail for the proposed trash dumpster as delineated within the Township Ordinance (Section 2107). The applicant has noted that the existing trash dumpster shall remain on site and an additional trash dumpster is no longer proposed at this time. The applicant has sufficiently addressed the comment.
7. All Soil Erosion and Sediment Control (SESC) measures shall be provided (i.e. silt fence, inlet protection) on an SESC plan sheet. Additionally, the applicant shall include the Ypsilanti Township SESC Details sheet within the plan set. The sheet has been enclosed with this letter for the applicant's benefit. The applicant has noted that SESC measures will be provided during the detailed engineering review phase of the project.
8. The applicant shall include a cover sheet that includes contact information for the applicant, owner, and engineer. The applicant has addressed the cover sheet comment; however, the plans are not signed and sealed by a Professional Engineer licensed in the State of Michigan. The applicant shall revise accordingly.



9. The applicant shall provide MISS DIG information on all applicable sheets within in the plan set. The applicant has not addressed the comment.
10. Prior to a preconstruction meeting taking place, the applicant shall provide an engineer's estimate of probable cost for the project. The applicant has noted compliance with the comment.
11. It is recognized that the latest plan set submission provided sheets that are not on a 24"x36" dimension (or equivalent dimension) and this nontypical dimensioning appears to be influencing the scale. The applicant shall revise accordingly and provide an appropriate plan set with the next submission.

C. **REQUIRED PERMITS & APPROVALS**

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: elliott.smith@ohm-advisors.com).

- ▶ **Ypsilanti Township Board of Trustees (BOT):** After approval of the site plan by the Township Planning Commission, approvals from all applicable agencies will be required for BOT approval.
- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Ypsilanti Community Utilities Authority (YCUA):** Review and approval for the proposed water main and proposed hydrant is required.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main system improvements.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- ▶ The Township's Planner will inspect the landscaping for this site.
- ▶ If dewatering should be needed, the contractor/applicant shall be responsible for obtaining necessary approvals from the Township and the Township Engineer, permission from all impacted adjacent properties and/or permits from MDOT, WCWRC's Office, or the WCRC.
- ▶ Record plans shall be provided to the Township Engineer following the completion of construction.

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: Mike Radzik, Township Community Standards Director
Belinda Kingsley, Township Planning and Development Coordinator
Doug Winters, Township Attorney
Dan Kimball, Township Fire Marshall
File

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



8, 2021

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

RE: Sketch Site Plan # 2
Project Name: Ann Arbor Marriott Banquet Facility
Project Location: 1275 S. Huron St. Ypsilanti, Michigan 48197
Plan Date:
Revision Date: 3/15/2021
Job No: 1658.002
Applicable Codes: IFC 2018
Architect: Kolbrook Design
Architect Address: 828 Davis St. Suite 300 Evanston, IL 60201

Status of Review

Status of review:

Site Coverage - Hydrants

Comments: Meets IFC 2018 requirements.

Site Coverage - Access

Comments: Meets IFC 2018 requirements. Will need to confirm the measurements on turnaround and a detailed cross section on weight requirements with Detailed Engineering submittal.

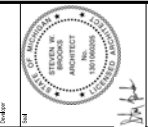
Interior

Comments: No interior prints were supplied. Will be looking forward to reviewing Fire Suppression System, Fire Alarm System, number of exits, and travel distances to exits.

Respectfully submitted,

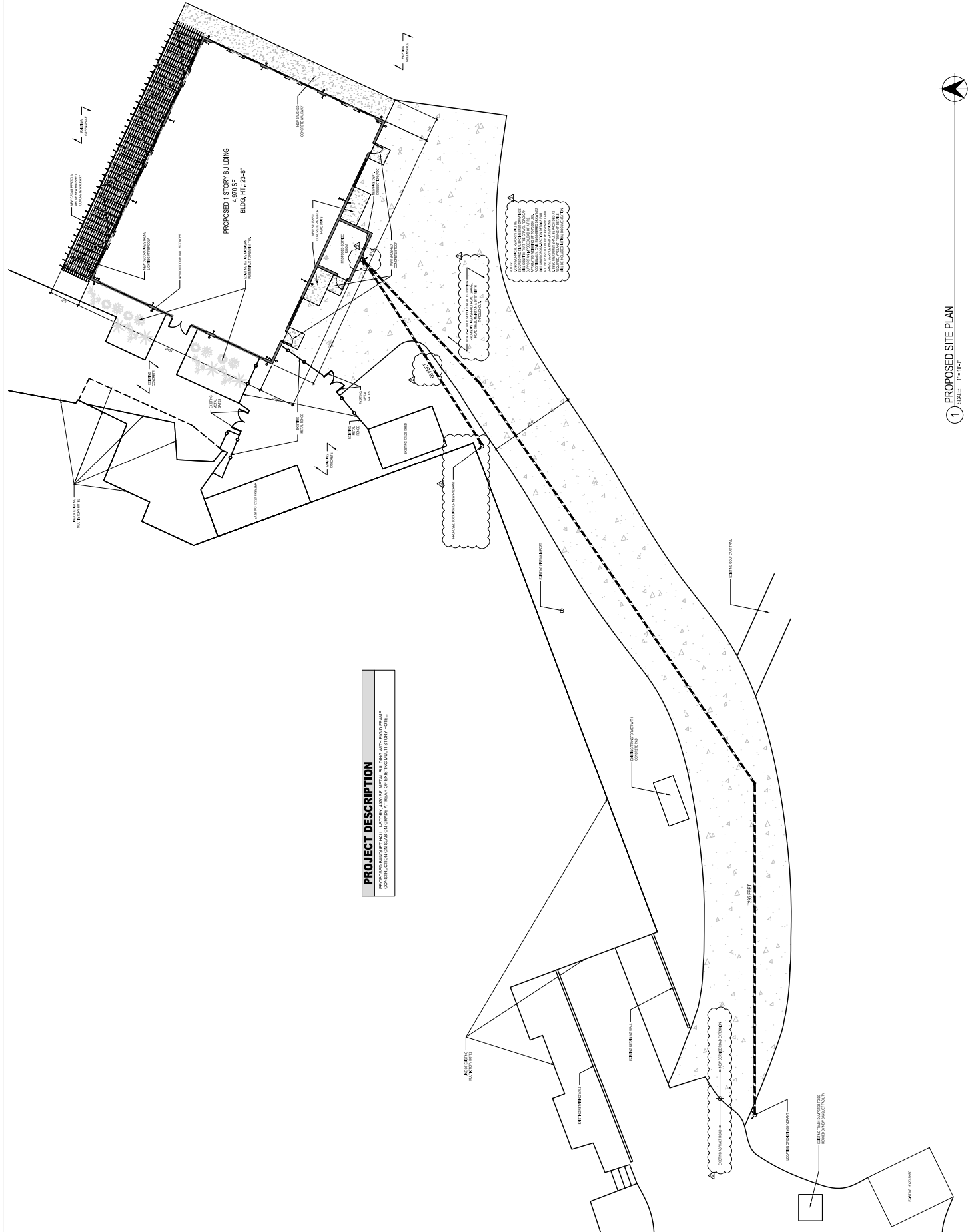
A handwritten signature in black ink that reads "Dan Kimball". The signature is written in a cursive style and is positioned above a horizontal line.

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



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/15/2011
2	ISSUE FOR PERMIT	11/15/2011
3	ISSUE FOR PERMIT	11/15/2011
4	ISSUE FOR PERMIT	11/15/2011
5	ISSUE FOR PERMIT	11/15/2011
6	ISSUE FOR PERMIT	11/15/2011
7	ISSUE FOR PERMIT	11/15/2011
8	ISSUE FOR PERMIT	11/15/2011
9	ISSUE FOR PERMIT	11/15/2011
10	ISSUE FOR PERMIT	11/15/2011

DATE: 11/15/2011	TIME: 10:00 AM
PROJECT NO.: 2012-0101	SHEET NO.: 102
DRAWN BY: J. J. JONES	
CHECKED BY: J. J. JONES	
APPROVED BY: J. J. JONES	
SCALE: AS SHOWN	
PROJECT: ANN ARBOR MARRIOTT BANQUET FACILITY	



PROJECT DESCRIPTION
 PROPOSED BANQUET HALL, 1-STORY, 4000 SF, METAL BUILDING WITH ROOF FRAME CONSTRUCTION ON SLAB-ON-GRADE AT REAR OF EXISTING 5-1/2 STORY HOTEL.



1 PROPOSED SITE PLAN
 SCALE: 1"=100'

RE: Sketch Plan Review #1 - Ann Arbor Marriott Ypsilanti at Eagle Crest - Banquet Facility

From : Theresa M. Marsik <marsikt@washtenaw.org>

Wed, Mar 10, 2021 02:58 PM

Subject : RE: Sketch Plan Review #1 - Ann Arbor Marriott Ypsilanti at Eagle Crest - Banquet Facility

 3 attachments

To : 'Belinda Kingsley' <bkingsley@ytown.org>, Elliot Smith <Elliot.Smith@ohm-advisors.com>, Daniel Kimball <dkimball@ytown.org>

Cc : Michael Radzik <mradzik@ytown.org>, Brenda Stumbo <bstumbo@ytown.org>, Jason Iacoangeli <jiacoaangeli@ytown.org>

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.

Belinda,

I copied Elliot Smith on my e-mail to the applicant back in January. As noted in that e-mail, since the proposed building footprint is essentially the same as the existing concrete pad area (runoff from which was previously incorporated in the stormwater management plan), our office will not require additional stormwater management for the proposed building. Therefore, our office will not need to be involved in the plan review process for this project.

Thanks,

Theresa



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, March 10, 2021 1:38 PM

To: Elliot Smith <Elliot.Smith@ohm-advisors.com>; Daniel Kimball <dkimball@ytown.org>; Theresa M. Marsik <marsikt@washtenaw.org>

Cc: Michael Radzik <mradzik@ytown.org>; Brenda Stumbo <bstumbo@ytown.org>; Jason Iacoangeli <jiacoangeli@ytown.org>

Subject: Sketch Plan Review #1 - Ann Arbor Marriott Ypsilanti at Eagle Crest - Banquet Facility

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,

Although the review comments for the Marriott Banquet Facility are technically not due until March 18th, we would like to get them back sooner if possible. The Marriott managers are anxious to get their project going in time to take advantage of the seasonal bookings. We have agreed to place them on the March 23rd Planning Commission agenda, assuming the reviews are favorable.

Please feel free to contact us if you have questions.

Thank you,

Belinda Kingsley

Belinda Kingsley
Planning & Development Coordinator
Office of Community Standards
734-485-3943

From: "Jason Iacoangeli" <jiacoangeli@ytown.org>
To: "Benjamin Carlisle" <bcarlisle@cwaplan.com>, "Elliot Smith" <Elliot.Smith@ohm-advisors.com>, "marsikt" <marsikt@washtenaw.org>, "Scott Westover" <SWestover@ycua.org>, "Daniel Kimball" <dkimball@ytown.org>, "Dave Bellers" <dbellers@ytown.org>
Cc: "Michael Radzik" <mradzik@ytown.org>, "Belinda Kingsley" <bkingsley@ytown.org>, "Brenda Stumbo" <bstumbo@ytown.org>
Sent: Thursday, March 4, 2021 11:47:43 AM
Subject: Sketch Plan Review #1 - Ann Arbor Marriott Ypsilanti at Eagle Crest - Banquet Facility

Good Morning,

Please use this email as a formal transmittal for **Sketch Plan** review for the new Ann Arbor Marriott at Eagle Crest Banquet Facility. We would ask that you return your comments back to the Planning Department by the close of business on Thursday, March 18th. If you have any questions about this project please feel free to contact me.

Hope everyone has a good rest of the week.

Thanks, Jason I.

Jason Iacoangeli, AICP
Planning Director

[Charter Township of Ypsilanti](#)

7200 S. Huron River Drive | Ypsilanti, MI 48197
(734) 544-3667

The Ypsilanti Township Civic Center and Community Center are closed to public walk-ins until further notice. We encourage Township business to take place via phone, email or online at <https://ytown.org>. Appointments must be made for Township business that must be done in-person. Visit <https://ytown.org> to find the correct department's email or phone to schedule your appointment.



March 15, 2021

Jason Iacoangeli

Township Planning Director

Charter Township of Ypsilanti

7200 S. Huron River drive

Ypsilanti, MI 48197

Office: (734) 544-3667

jiacoangeli@ytown.org

Re: Banquet Facility
1275 S. Huron St. – Ann Arbor Marriott Ypsilanti at Eagle Crest
Sketch Site Plan Review Corrections #1
Kolbrook Project No. 1658.002

Mr. Iacoangeli:

Please find below responses to the building permit review comments dated 3/11/2021 for the proposed Banquet Facility at 1275 S. Huron St. – Ann Arbor Marriott Ypsilanti at Eagle Crest (Sketch Site Plan Review Corrections #1). Listed below for your convenience is each comment made, as well as comment responses.

Planning Consultant (Carlisle / Wortman Associates):

1. The applicant is adding a series of wall sconces to the building. Exterior lighting shall be fully shielded and directed downward, and shall utilize full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare and minimize light pollution. The sconces are not fully shield.

Items to be Addressed: Replace light fixture to be compliant with ordinance requirements..

- Will comply. See cut sheet, sheet SP-103

Township Planning Department:

Paving & Grading

2. The applicant shall provide the existing gravel service road's cross-section and provide a geotechnical report of the road that ensures the surface can support an imposed load of a fire apparatus weighing up to 75,000 pounds. Additionally, the service road shall provide a minimum unobstructed width of 26-feet for emergency traffic to utilize.
 - Will comply. Civil dwgs. to show cross-section & geotechnical report to be provided. See sheet SP-102 for service road revision.
3. The applicant shall provide a cross-section detail for all proposed concrete pavement and proposed gravel service road extensions.
 - Will comply. Civil dwgs. to show cross-section & geotechnical report to be provided.

Banquet Facility
1275 S. Huron St. – Ann Arbor Marriott Ypsilanti at Eagle Crest
Sketch Site Plan Review Corrections #1
Kolbrook Project No. 1658.002
March 15, 2021

4. The applicant shall provide a narrative for removal of the existing concrete slab at the location of the proposed banquet facility. Additionally, the applicant shall provide a foundation detail for the Township's review and approval.
 - Will comply. New foundation detail to be provided. See cover sheet G-000 for existing concrete slab removal narrative.

Utilities

5. If applicable, the applicant shall provide a narrative of any proposed utilities as it currently appears as there will be on utility work to the site.
 - Will comply. See cover sheet G-000 for utility narrative.
6. The applicant shall provide a dumpster wall enclosure and detail for the proposed trash dumpster as delineated within the Township Ordinance (Section 2107).
 - Existing dumpster(s) to be used.
7. All Soil Erosion and Sediment Control (SESC) measures shall be provided (i.e., silt fence, inlet protection) on an SESC plan sheet. Additionally, the applicant shall include the Ypsilanti Township SESC Details sheet with the plan set. The sheet has been enclosed with this letter for the applicant's benefit.
 - Will comply. SESC measures shall be provided.
8. The applicant shall include a cover sheet that includes contact information for the applicant, owner, and engineer.
 - Will comply. See cover sheet G-000.
9. The applicant shall provide MISS DIG information on all applicable sheets within the plan set.
 - Will comply. See cover sheet G-000.
10. Prior to a preconstruction meeting taking place, the applicant shall provide an engineer's estimate of probable cost for the project.
 - Will comply.

Banquet Facility
1275 S. Huron St. – Ann Arbor Marriott Ypsilanti at Eagle Crest
Sketch Site Plan Review Corrections #1
Kolbrook Project No. 1658.002
March 15, 2021

Ypsilanti fire Dept. (Bureau of Fire Prevention):

Site Coverage - Hydrants:

1. IFC 2018 requires a hydrant no closer than 40 feet and no farther than 100 feet from an FDC (507.5.1.1).
 - Will comply. Refer to sheet SP-102.

Site Coverage - Access:

2. **503.2.3 Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
 - Will comply.
3. **503.2.5 Dead Ends:** Dead end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.
 - Will comply. Refer to sheet SP-102.
4. **503.3 Marking:** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
 - Will comply. Fire lane shall be designated where required by fire code official.
5. **D102.1 Access and Loading:** Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050kg).
 - Will comply. Refer to sheet SP-102.
6. **D105.2 Width:** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - Will comply. Refer to sheet SP-102.

Respectfully,



Steven Kolber, AIA
President/Principal
Kolbrook Design, INC.
skolber@kolbrook.com

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Planning Commission Annual Report Calendar Year 2020

Pursuant to Section 19(2) of the Michigan Planning Enabling Act, PA 33 of 2008, the Township Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following information has been compiled as a roster of Planning Commission members' attendance and a summary of items presented to and acted upon by the Planning Commission.

Action Items: Overall, the Commission held 10 meetings and considered 15 action items in 2020, 7 less items more than in 2019. This report includes a breakdown of each meeting by date, applicant, action requested and action taken.

Upcoming items: The Township expects to see increased development opportunities including an assisted care facility on Munger Road, expansion of the Marriott events center, redevelopment of a previous Brownfield site, a tennis-sports facility, redevelopment of Gault Village, Zoning Ordinance rewrite, and other new single-family and multiple-family residential developments.

2020 Planning Commission Action Summary

Date	Applicant	Proposed Location	Request	Outcome/Action
January 14	Staff	N/A	Zoning Ordinance Amendment Discussion – Medical Marijuana	Public Hearing to be scheduled for next meeting
January 28	Staff	N/A	Non-Motorized Plan	Recommended approval
February 11	Group 10 Management – Jack Knowles	2169 Washtenaw	Public Hearing – Preliminary site plan approval and SCU approval	Approved with conditions
	Staff	N/A	Zoning Ordinance Text Amendment – Medical Marijuana	Approved
	Andy Andre	460 and 350 Joe Hall Drive	Preliminary Site Plan Approval	Approved with conditions
February 25	No Meeting			
March 24	No Meeting			
April 14	No Meeting			
April 28	Sunco Properties LLC	2380 E Michigan	Public Hearing – Preliminary site plan approval and SCU approval	Approved with conditions
	American Center for Mobility	2801 Airport Dr	Preliminary Site Plan Amendment and SCU	Tabled
	Staff	N/A	Zoning Ordinance Amendment – Religious Land Use and Institutionalized Persons Act	Approved
May 12	No Meeting			
May 26	SE Michigan Land Holdings LLC	6601 Tuttle Hill	Extension of Earth Balancing and Excavation Permit – Creekside Village North	Approved with conditions
June 9	No Meeting			
June 23	No Meeting			
July 14	LaFontaine Dealership	444 and 550 James L Hart Parkway	Public Hearing – Preliminary Site Plan Approval and SCU	Approved with conditions
July 28	Scott Chatfield	2002 E Michigan	Public Hearing – Preliminary Site Plan Approval and SCU	Approved with conditions
September 8	R&L Carriers	1441 Russell St	Public Hearing – Request for Conditional Rezone of 8.24 Acre Parcel and Preliminary Site Plan	Tabled
	Ypsi Arbor	2562 E Michigan	Request for Waiver for Exterior Building Materials	Approved
September 26	No Meeting			
October 13	No Meeting			
October 27	R&L Carriers	1441 Russell	Request to Rezone 8.24 Acre Parcel and Preliminary Site Plan	Approved
November 10	No Meeting			
November 24	Mr. Smith	2594 Eastlawn	Public Hearing – Architectural Deviation Request	Approved
December 8	No Meeting			
December 22	No Meeting			

2020 Planning Commission Attendance

Name	2020 Planning Commission Attendance																								Meetings Attended	Meetings Absent	Total Meetings	Attendance Percentage
	Jan-21	Jan-20	Feb-20	Feb-20	Mar-20	Apr-20	Apr-20	May-20	May-20	Jun-20	Jun-20	Jul-20	Jul-20	Aug-20	Aug-20	Sep-20	Sep-20	Oct-20	Oct-20	Nov-20	Nov-21	Dec-21	Dec-21					
Sally Richie	P	P	A	NM	NM	NM	P	NM	P	NM	NM	P	P	NM	NM	P	NM	NM	P	NM	P	NM	NM	9	1	10	90%	
Bill Sinkule	P	P	P	NM	NM	NM	P	NM	P	NM	NM	P	P	NM	NM	P	NM	NM	P	NM	P	NM	NM	10	0	10	100%	
Laurence Krieg	P	P	P	NM	NM	NM	P	NM	P	NM	NM	P	P	NM	NM	P	NM	NM	P	NM	P	NM	NM	10	0	10	100%	
Elizabeth El-Assadi		P	P	NM	NM	NM	P	NM	P	NM	NM	P	A	NM	NM	P	NM	NM	P	NM	P	NM	NM	8	1	9	89%	
Stan Eldridge	P	P	P	NM	NM	NM	P	NM	P	NM	NM	P	P	NM	NM	P	NM	NM	P	NM	A	NM	NM	9	1	10	90%	
Gloria Peterson	P	P	P	NM	NM	NM	A	NM	P	NM	NM	P	P	NM	NM	A	NM	NM	P	NM	P	NM	NM	8	2	10	80%	
Muddasar Tawakkul	P	P	P	NM	NM	NM	P	NM	P	NM	NM	P	P	NM	NM	P	NM	NM	P	NM	A	NM	NM	9	1	10	90%	
Jason Iacoangeli	P	R	R	NM	NM	NM	R	NM	R	NM	NM	R	R	NM	NM	R	NM	NM	R	NM	R	NM	NM	1	0	1	100%	

P = Present
 A = Absent
 NM = No Meeting
 R = Resigned