

**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**

April 27, 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, April 27, 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, MARCH 23, 2021 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS AND PLAN REVIEW
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **3011 EAST MICHIGAN AVE. K-11-01-430-003 SKETCH PLAN - PRIVATE CLUB MEN LIKE US** – TO CONSIDER A SKETCH PLAN FOR A THE REUSE OF AN EXISTING 5,400 SQUARE FOOT BUILDING AT 3011 EAST MICHIGAN AVE FOR PRIVATE CLUB A PERMITTED USE IN THE B-3 GENERAL BUSINESS DISTRICT.
 - B. **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

Zoom Meeting Attendance Information

You are invited to a Zoom webinar.

When: Apr 27, 2021 06:30 PM Eastern Time (US and Canada)

Topic: April 27, 2021 Planning Commission - Ypsilanti Township

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/97926921571>

Or One tap mobile :

US: +19292056099,,97926921571# or +13017158592,,97926921571#

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: 979 2692 1571

International numbers available: <https://ytown.zoom.us/j/97926921571>

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
Men Like Us Private Club
3011 E. Michigan Avenue
Sketch Plan Review

April 19, 2021

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a sketch site plan for the reuse of an existing commercial building located at 3011 E. Michigan Avenue, K-11-01-430-003. The new use is for a Private Club called Men Like Us. The property at 3011 East Michigan Ave is zoned B-3 General Business. A Private Club is a permitted use in the B-3 zoning district.

APPLICANT

Ardis Lewis
1362 Stamford Blvd.
Ypsilanti, MI 48198

CROSS REFERENCES

Zoning Ordinance citations:

- Article XI, Section 1100, B-3 General Business District (Conditional Zoning)
- 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 9, 2021 and recommended that the Planning Commission consider the following as conditions of the Sketch Site Plan approval:

1. Confirm that the applicant is removing the asphalt from the east and west sides of the building.
2. Require a lighting plan be submitted along with cut sheets of any new light fixtures subject to Section 2110.
3. Provide a landscaping plan for the site pursuant to Section 2108.

Engineering Consultants (OHM): The Township Engineer did not recommended approval for this stage of the process in their April 6, 2021 review letter. ***Plans have been revised in the latest submittal of the plans dated April 15th 2021 to address the Engineering comments.***

Ypsilanti Community Utilities Authority: YCUA reviewing agent Scott Westover stated in an email March 23, 2021 that no new utilities were being proposed to the existing site so YCUA had no objections.

Ypsilanti Township Fire Department: YTFD reviewing agent Dan Kimball recommended conditional approval in a letter dated April 5, 2021.

Michigan Department of Transportation: MDOT reviewing agent George Seif had no comment as no changes are being proposed in the MDOT right of way.

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 Site Plan

Motion to table:

“I move to table the request for **sketch site plan** approval for the Men Like Us Private Club located at 3011 E. Michigan Avenue, parcel K-11-01-430-003, 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** for the Men Like Us Private Club located at 3011 E. Michigan Avenue, parcel K-11-01-430-003 with the following conditions:

1. Applicant shall address remaining review comments from consultants, agencies, and departments.
2. Applicant shall provide exterior security cameras to the club
3. Applicant shall obtain all applicable agency permits.
4. _____”

Motion to deny:

“I move to deny the request for **sketch site plan** approval for the Men Like Us Private Club located at 3011 E. Michigan Avenue, parcel K-11-01-430-003, 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: April 7, 2021

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

GENERAL INFORMATION

Applicant:	Ardis Lewis Jr
Project Name:	Men Like Us Private Club
Plan Date:	March 2, 2021
Location:	3011 East Michigan Avenue
Zoning:	B-3, General Business
Action Requested:	Sketch Site Plan Approval

PROJECT AND SITE DESCRIPTION

A plan has been submitted for a proposed private club at an existing building at 3011 East Michigan Avenue. The 1-story, 5,415 sq/ft building is located to the east of the property. The building is free-standing and the site will not be significantly altered other than limited site improvements such as landscaping, trash screening, and lighting. It appears but cannot be confirmed if the applicant is removing the portion of asphalt adjacent to the north and south sides of the existing building.

The building is located in the B-3, General Business District where private clubs are a permitted use. As set forth in Table 2115.1: Table of Eligible Uses and Required Review Process, this application is reviewed as a Sketch Plan.

Location of Subject Property:



*Washtenaw County GIS Parcel Map

Detailed Location of Subject Property:



*Google Maps

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	20.2 feet (Holmes) 16.8 feet (Michigan)*	Complies
	Side	0 feet	149 feet	Complies
	Side	0 feet	3.7 feet	Complies
	Rear	20 feet	N/A*	Complies
Building Height (Feet)		25 feet	N/A*	Complies
Building Height (Stories)		2 stories	1 story	Complies

*This is an existing nonconforming structure in the B-3, General Business District. Since the applicant is not proposing any physical changes to the building it is considered a Class B nonconforming structure: *Class B nonconforming structures: No such structure may be enlarged or altered in a way that increases its nonconformity, except as provided for herein.*

Items to be Addressed: None.

LOADING AREA

There is no loading area depicted on site plan.

Items to be Addressed: None.

PARKING

The existing asphalt parking lot is to be patched, repaired, and re-stripped. According to parking requirements in Section 2104b(6), a private club requires one parking space for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire building or health codes. Maximum capacity is 182 persons $182/3 = 60.66$ or 61 parking spaces. The applicant provides 63 parking spaces, including two (2) barrier-free ADA spaces. The existing sidewalk is to be repaired as well.

Items to be Addressed: None.

EXTERIOR LIGHTING

Lighting plan has not been included in the site plan. Since the applicant proposes new lighting on the existing poles, the applicant should provide a lighting plan pursuant of Exterior lighting requirements in Section 2110. 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.

Items to be Addressed: Provide lighting plan for the proposed site pursuant of Section 2110.

LANDSCAPE STANDARDS

The applicant is proposing twelve (12) new Emerald Green Arborvitae will be planted along the front of the building. The landscaping notes indicate four (4) deciduous trees and three (3) ornamental trees. These trees are not indicated on the site plan.

The applicant should resubmit landscape plan with correct calculations in accordance with Section 2108. Landscaping calculations should include overall site landscaping requirements, parking lot landscaping, and street yard landscaping.

Items to be Addressed: Provide landscaping pursuant of landscape requirements in Section 2108.

TRASH ENCLOSURE

The applicant proposes to screen the trash enclosure with a masonry block that will match the building.

Items to be Addressed: None

BUILDING ELEVATIONS AND FLOOR PLAN

The applicant has not provided building elevations. The building is an existing building and additions are not proposed, nor will the building be altered.

Items to be Addressed: None

SIGNAGE

Any signage will be reviewed under a separate permit and application.

Items to be Addressed: None

RECOMMENDATIONS FOR SITE PLAN

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

1. Confirm that the applicant is removing the portion of asphalt adjacent to the north and south sides of the existing building.
2. Provide lighting plan for the proposed site pursuant of Section 2110.
3. Provide landscaping pursuant of landscape requirements in Section 2108.



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



CARLISLE/WORTMAN ASSOC., INC.
Kristoffer Canty
Planner

April 6, 2021

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

RE: 3011 E. Michigan Ave – Men Like Us Club
Preliminary Sketch Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first sketch site plan review of the plans dated March 17, 2021 and stamped received by OHM Advisors on March 23, 2021.

At this time, the plans are not recommended for approval for the Planning Director's consideration. The following comments shall be addressed prior to resubmitting for review and approval.

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

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing to perform minor site improvements and remodel the exterior facade of the existing private club at 3011 E. Michigan Ave. The proposed work will include a new dumpster enclosure, patching and repair of existing asphalt parking lot and sidewalk, re-striping of parking lot, and additional landscape. The site includes one (1) existing 5,400 sqft building along with existing sidewalk and existing parking surrounding the building. The applicant is not proposing any utility work to the site at this time.

B. SKETCH SITE PLAN COMMENTS:

General

1. The applicant shall provide a project description that outlines the intent of the project. The applicant shall also clarify the intent of the site plan note of "patch and repair as required" for both the existing asphalt parking and existing sidewalk, as the nature of the proposed repairs is unclear.
2. The applicant shall note that the Township ordinance requires the proposed dumpster enclosure to have a minimum dimension of 16-feet wide and 12-feet deep. The applicant shall revise the dumpster detail accordingly.

Paving

3. The applicant shall revise the proposed barrier-free parking spaces as they do not currently meet ADA requirements. The barrier-free space to the south of the level landing shall be revised to include an



adjacent 5-ft access aisle free of any potential barriers to accessibility such as sidewalk ramps and level-landings.

4. The applicant shall provide bumper blocks in the existing parking spaces, abutting the building's sidewalk, to avoid vehicular overhang in the existing sidewalk area. Bumper blocks allow patrons to have a 5-ft wide path of barrier free accessibility and would assist in meeting ADA accessibility requirements.
5. The applicant shall revise all drive aisles throughout the parking lot to be a minimum of 24-feet in width.
6. The applicant shall revise the proposed parking spaces indicated in site data, as it appears to not match the number of spaces depicted on the site plan.

C. REQUIRED PERMIT & APPROVAL

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

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

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

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Elliot R. Smith

MDP/ERS/ljm

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

\\ohm\dfs\Corporate\Projects\0000_0100\SITE_YpsilantiTwp\2021\0098211060_3011 E Michigan Ave_Men Like Us Club\MUNI\01_SSP\Review #1\SSP-1_E Michigan Ave_Men Like Us Club.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



April 5, 2021

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

RE: Sketch Site Plan Review #2
Project Name: Men Like Us Private Club
Project Location: 3011 E. Michigan Ave.
Plan Date: 3/2/2021
Plan Revision Date: 3/17/2021
Project Number: 21017
Applicable Codes: IFC 2018
Architects/Planners: Dorchen/Martin Associates
Architects/Planners Address: 29895 Greenfield Rd. Suite 107
Southfield, Michigan 48076

Status of Review

Status of review: Approved as Submitted

Pages T.001 were reviewed.

Site Coverage - Access

Comments: Meets IFC 2018

Sincerely,

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

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

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

SCOTT WESTOVER | Engineering Manager

Telephone: (734) 484-4600 ext. 220

swestover@ycua.org

Ypsilanti Community Utilities Authority

2777 State Road | Ypsilanti, Michigan USA 48198-9112

www.ycua.org

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

Sent: Tuesday, March 23, 2021 12:09 PM

To: Bellers, Dave <dbellers@ytown.org>; Carlisle, Benjamin <bcarlisle@cwaplan.com>; Kimball, David <dkimball@ytown.org>; McCleery, Brian <bmccleery@ytown.org>; Smith, Elliot <Elliot.Smith@ohm.advisors.com>; Streight, Gary <streightg@wcroads.org>; Scott Westover <SWestover@ycua.org>; druryj@[michigan.gov](mailto:druryj@michigan.gov)>; marsikt <marsikt@washtenaw.org>

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

Subject: 3011 E Michigan - Sketch Plan Review

Attached please find an application and a Sketch Site Plan for review. This project involves an existing building with minor renovations for a private club. The site plan is showing updates to the site, including a dumpster enclosure, ADA parking, minimal landscape, and pavement patching/repairs. Please review and return your comments to us by April 15th.

If you have questions, please feel free to contact us.

Thank you,

Belinda Kingsley

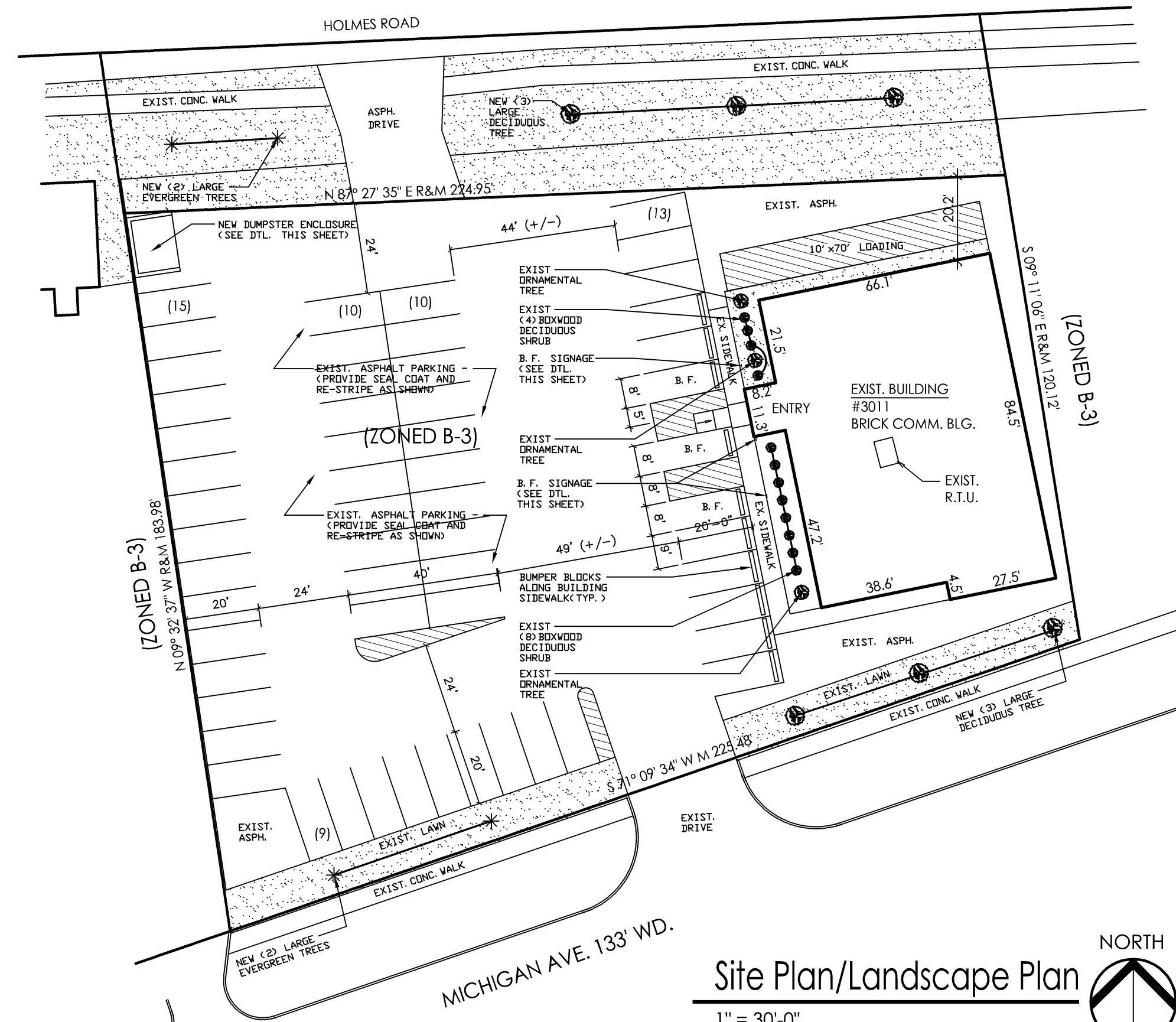
Belinda Kingsley
Planning & Development Coordinator
Office of Community Standards
734-485-3943

The Ypsilanti Township Civic Center and Community Center are now open. We encourage all Township business to take place via phone, email or online at <https://ytown.org>.

Men Like Us Private Club

3011 E. Michigan Ave.

Ypsilanti, MI



LEGAL DESCRIPTION:

Y#1-55A; COM AT CENT OF SEC, TH N 87-27-35 E 284.72 FT IN E & W 1/4 LINE FOR POB, TH N 87-27-35 E 225.0 FT; TH S 06-38-00 E 180.56 FT; TH S 71-09-20 W 225.0 FT IN N/4 OF MICHIGAN AVE; TH N 09-33-00 W 244.32 FT TO POB; 109 AC EXC N 60 FT THEREOF, BEING PART OF SE 1/4 SEC 1, T35-R7E, 078 NET AC. NOTE: NO ROW INCLUDED WITHIN THE .78 AC.

MEP SUB-CONTRACTORS:

H.V.A.C., PLUMBING AND ELECTRICAL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL REQUIRED DOCUMENTATION AS REQUIRED BY THE CITY OF WARREN TO OBTAIN PERMITS FOR THEIR RESPECTIVE DISCIPLINES TO COMPLETE THE WORK AS DEPICTED IN THESE CONSTRUCTION DOCUMENTS.

ARCHITECT:

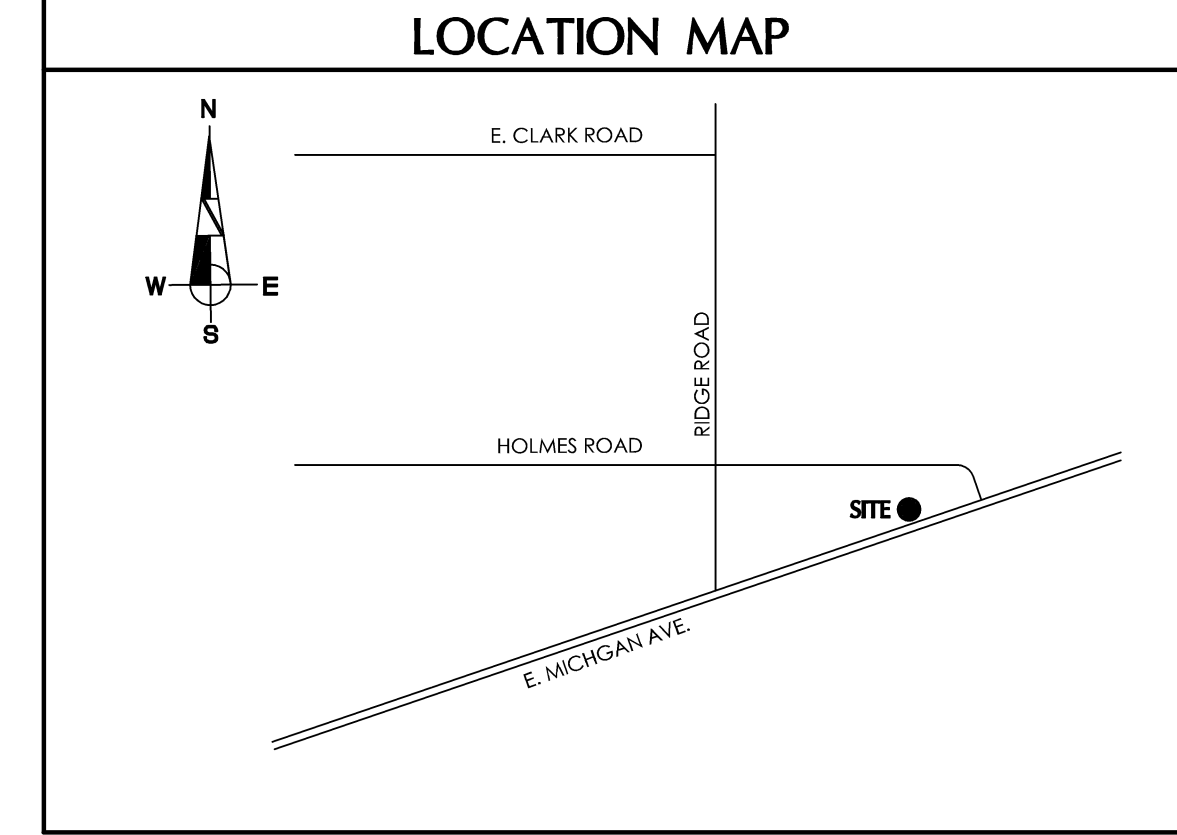
DORCHEN/MARTIN ASSOCIATES, INC.
29895 GREENFIELD ROAD SUITE 107
SOUTHFIELD, MICHIGAN 48076
PH 248.557.1062
FAX 248.557.1231
EMAIL kmoreland@dorchenmartin.com

CODE COMPLIANCE NOTES:

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR WARREN CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SITE DATA

ZONING ORDINANCE	CHARTER TOWNSHIP OF YPSILANTI YPSILANTI, MICHIGAN				
ZONING CLASSIFICATION	B-3 GENERAL BUSINESS				
ZONING DIAGRAM					
PROJECT DESCRIPTION	MINOR REMODEL OF INTERIOR OF EXISTING BUILDING LIMITED TO ARCHITECTURAL FINISHES. SITE TO REMAIN UNALTERED OTHER THAN SEAL COATING OF EXISTING ASPHALT SURFACE AND NEW PAINT STRIPING AND PROPOSED LANDSCAPING AS SHOWN.				
MINIMUM LOT SIZE	REQUIRED	NONE			
MAXIMUM HEIGHT	REQUIRED	25 FT	PROPOSED: EXISTING TO REMAIN		
MAXIMUM STORIES	REQUIRED	2	PROPOSED: 1		
SETBACKS	YARD	REQUIRED	PROPOSED		
	FRONT YARD	20 FT	F		
	LEAST SIDE YARD	0 FT	LSY		
	TOTAL SIDE YARDS	0 FT	TSY		
	REAR YARD	20 FT	RY		
	PARKING	10 FT	RY		
MINIMUM FLOOR AREA	REQUIRED	NONE			
LOT COVERAGE	REQUIRED	NONE			
ROOF SCREENS	EXISTING TO REMAIN				
ROOF DESIGN	EXISTING FLAT ROOF				
GREENBELT	EXISTING TO REMAIN				
LOADING SPACE	SHALL BE LOCATED IN THE REAR YARD AREA = 10 SF PER FRONT FOOT OF BUILDING				
COMMERCIAL BUILDING AREA	GROSS BUILDING AREA	IRREGULAR SHAPE	5,415 SF		
	SEE SHEET A100 FOR USEABLE FLOOR AREA CALCULATION		USEABLE FLOOR AREA = 5,101 S.F.		
PARKING REQUIREMENTS	PRIVATE CLUB COMMUNITY HALL	1 SPACE FOR EVERY 3 OCCUPANTS AS CALCULATED			
PARKING CALCULATIONS	PRIVATE CLUB COMMUNITY HALL	$170 / 3 = 56.67 = 57$	57 SPACES		
PARKING PROVIDED	PARKING SPACES = 57 SPACES				
HANDICAP PARKING	HANDICAP PARKING FIGURES ARE INCLUDED IN TOTAL PARKING REQUIRED AND TOTAL PARKING PROVIDED. HANDICAP PARKING REQUIRED = 3 HANDICAP PARKING PROVIDED = 3 SIZE = 8 FT X 18 FT VAN LOADING AREA = 8 FT TYPICAL LOADING AREA = 5 FT				
LANDSCAPE REQUIREMENTS	LOCATION	DECIDUOUS	EVERGREEN	ORNAMENTAL	SHRUB
		REQ'D	REQ'D	REQ'D	REQ'D
		PROVIDED	PROVIDED	PROVIDED	PROVIDED
	OVERALL SITE	4,808 S.F. LAWN		3	10
STREET YARD	MICHIGAN AVE.	N/A			
	HOLMES ROAD	N/A			
PARKING LOT	34,264 S.F. ASPH.	6	4		
TRASH ENCLOSURE	A TRASH ENCLOSURE IS PROVIDED TO MEET SECTION 2103 (18)				
SIGNS	EXISTING				
WALKS	EXISTING				
LIGHTING	EXISTING SITE LIGHTING TO REMAIN				
OUTSIDE AGENCIES	APPROVAL IS ALSO REQUIRED FROM THE FOLLOWING AGENCIES FIRE DEPARTMENT TOWNSHIP ENGINEER				

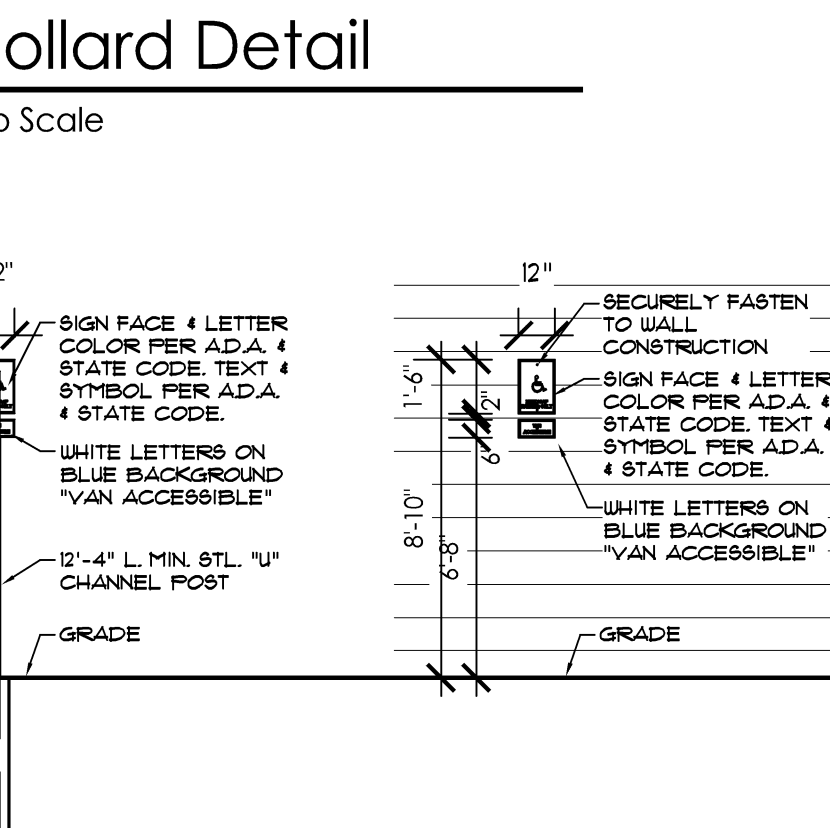
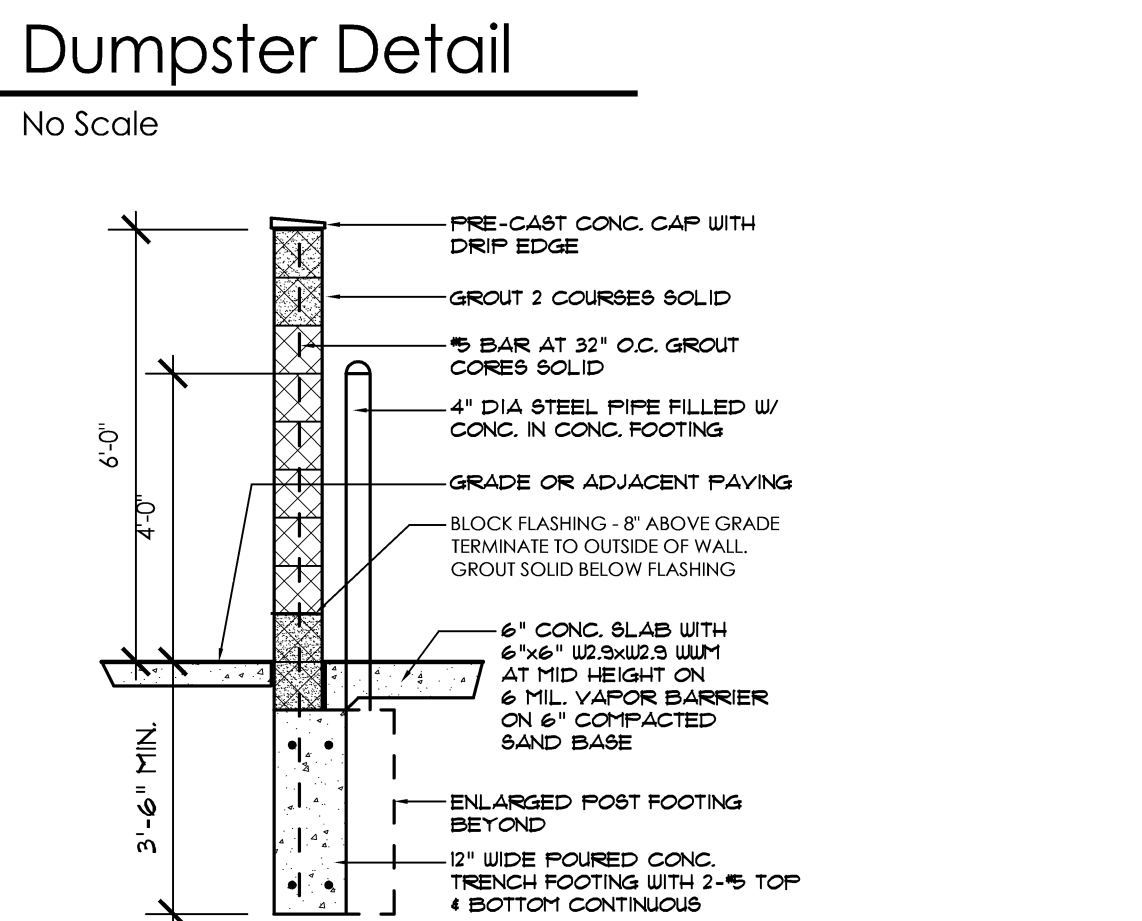
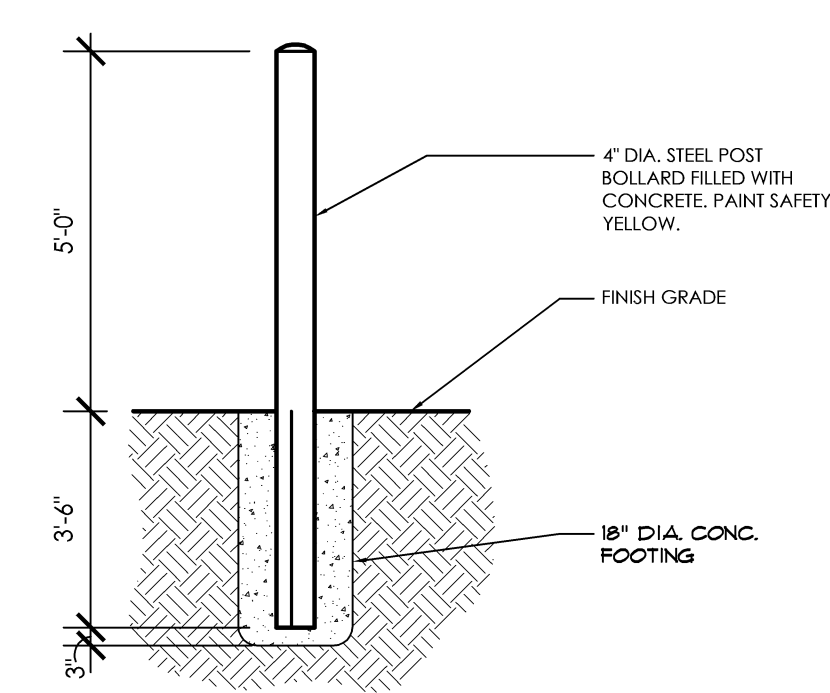
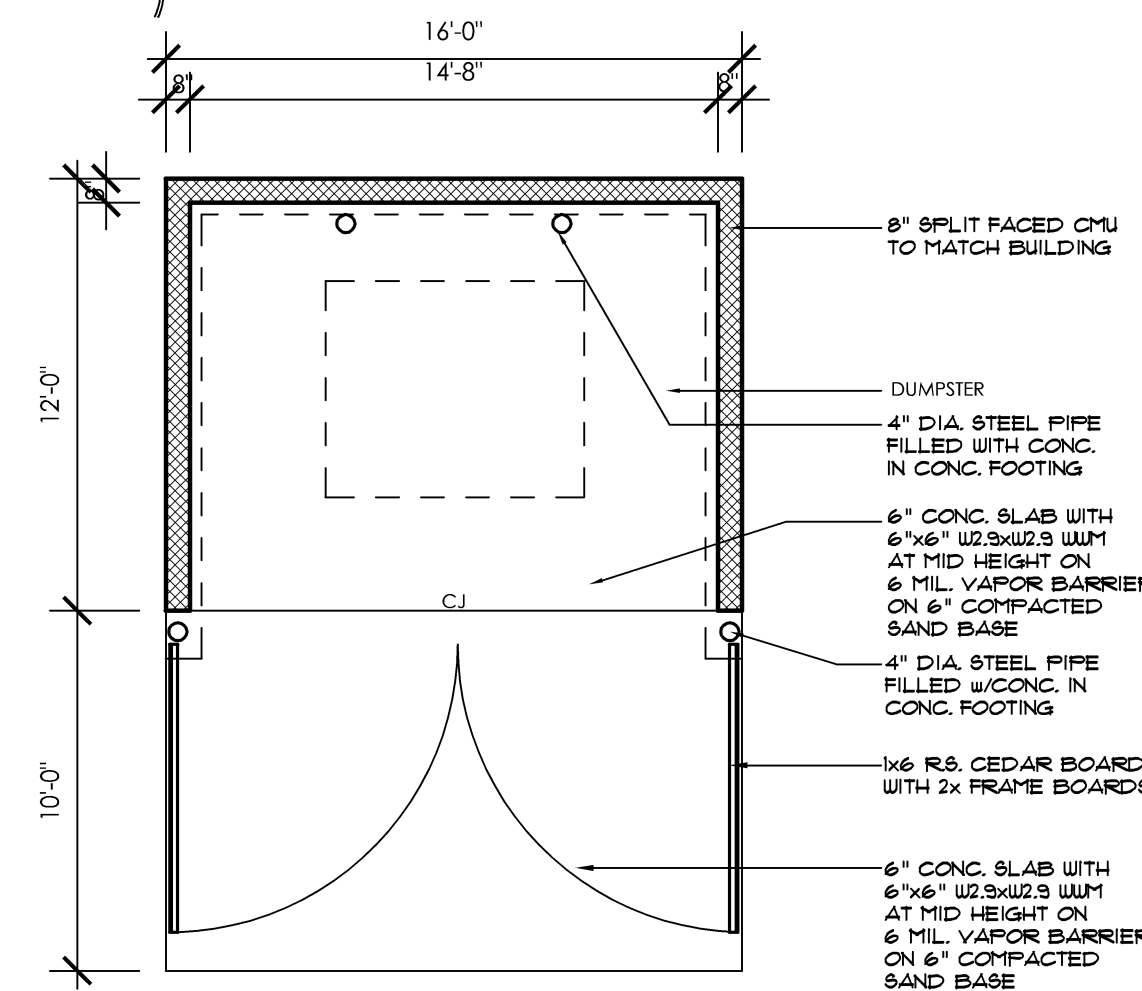


INDEX OF DRAWINGS

NO.	SHEET DESCRIPTION
T001	TITLE SHEET
ARCHITECTURAL	
A100	LIFE SAFETY FLOOR PLAN
A101	ARCHITECTURAL FLOOR PLAN
MECHANICAL	
	DESIGN BUILD FORMAT.
ELECTRICAL	
	DESIGN BUILD FORMAT.
PLUMBING	
	DESIGN BUILD FORMAT.

GENERAL NOTES:

- CONSTRUCTION**
- ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.
 - FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY.
 - ANY MATERIAL OR LABOR SHOWN ON THE DRAWINGS NOR SPEC'ED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE SHALL BE FURNISHED WITHOUT COST TO THE BUILDING OWNER.
 - ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE NEW AND FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
 - WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND THE GENERAL CONTRACTOR SHALL CONFORM TO ALL BUILDING OWNER'S CONSTRUCTION REQUIREMENTS INDICATED IN THE CONSTRUCTION HANDBOOK.
 - DURING, AND AT THE COMPLETION OF, THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.
 - ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES:
 - ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
 - IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT, ON ANY PART OF THE BUILDING OWNER'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
 - FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHAL'S INSTRUCTIONS.
 - ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE MAINTAINED.
 - ALL WOOD FRAMING OR BLOCKING TO BE USED SHALL BE FIRE RETARDANT.
 - GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
 - ALL OPENINGS THROUGH WALLS & CEILING FOR PLUMBING & ELECTRICAL CONDUIT SHALL BE SEALED TIGHT AND FINISHED PROPERLY BY G.C.
 - THE CONTRACTOR, BY COMMENCING WORK, ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
 - ALL CONCEALED FRAMING ABOVE CEILING, SOFFITS & BULKHEADS SHALL BE OF LIGHT GAUGE METAL FRAMING.
 - ALL FIRE CODE GYPSUM BOARD SHALL BE "TYPE X" RUL LABEL ALL GYP. BD. LOCATED IN "WET" LOCATIONS TO BE MOISTURE RESISTANT. VERIFY LOCATIONS AND REQUIREMENTS WITH OWNER.
 - GENERAL CONTRACTOR SHALL OBTAIN ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY BUILDING OWNER.
 - GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC., IN SPACES UNDERGOING RENOVATION FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
 - NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
 - GENERAL CONTRACTOR SHALL USE ENTRANCES SPECIFIED BY BUILDING OWNER FOR TRANSPORTING MATERIALS TO AND FROM JOB SITE. ALL EMPLOYEES OF GENERAL CONTRACTOR SHALL USE THESE SAME ENTRANCES. GENERAL CONTRACTOR SHALL CONFINe ALL VEHICLES TO DESIGNATED AREAS AS SPECIFIED BY BUILDING OWNER.
 - ALL WALL AND CEILING FINISHES SHALL MEET CLASS-C STANDARDS PER TABLE 803.5 OF 2015 MICHIGAN BUILDING CODE.
 - ALL METHODS AND MATERIALS SHALL CONFORM TO APPLICABLE LOCAL BUILDING CODES.
 - ANY CONTRACTOR OR SUBCONTRACTOR, BY SUBMITTING A BID, WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
 - SUSPENDED CEILINGS SHALL BE SECURED TO BUILDING OWNER'S STRUCTURAL FRAMING ONLY.
 - ALL DIMENSIONS ARE TO ACTUAL FINISHED WALL SURFACES UNLESS NOTED OTHERWISE.
 - HEIGHT DIMENSIONS INDICATED AS "A.F.F." ARE ABOVE CONCRETE SLAB UNLESS NOTED OTHERWISE.
 - METAL STUDS SHALL BE 20 GA. UNLESS NOTED OTHERWISE.
 - BUILDING OWNER TO PROVIDE FINAL FINISH SELECTIONS AND REQUIREMENTS FOR EACH INDIVIDUAL SPACE.
 - VERIFY ALL DOOR HARDWARE, KEYING AND SECURITY REQUIREMENTS WITH OWNER.



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issue / revision date
3-02-21 Sketch Plan Review
3-17-21 City Comments
4-15-21 City Review Comments

drawn by checked by

Men Like Us
Tenant Build Out
3011 Michigan Ave.
Ypsilanti, MI
project: sheet title:
Title Sheet and Site Plan

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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