

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Tuesday, January 11, 2021
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffans, Planning and Development Coordinator

i. CALL TO ORDER/ESTABLISH QUORUM

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

II. APPROVAL OF NOVEMBER 23, 2021 MEETING MINUTES

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

III. APPROVAL OF AGENDA

Mr. Kreig proposed to revise the agenda, but moving Item 7A, and placing under Public Hearing under Item 5, as 5B.

MOTION: Mr. Kreig **MOVED** to approve the agenda as revised, but moving Item 7A, and placing under Public Hearing under Item 5, as 5B. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

IV. PUBLIC HEARING

- A. **SHOOT POINT BLANK - 660 JAMES L HART PARKWAY (PACEL K-11-17-361-021)** – TO CONSIDER REQUEST TO AMEND THE PLANNED DEVELOPMENT STAGE II APPROVAL ALONG WITH ASSOCIATED DEVELOPMENT AGREEMENT TO PROVIDE FOR AN INDOOR GUN RANGE (INDOOR RECREATION), CLASSROOM, AND RETAIL SALES.
- B. **SHOOT POINT BLANK - 660 JAMES L HART PARKWAY (PACEL K-11-17-361-021)** - FULL SITE PLAN – TO CONSIDER A FULL SITE PLAN FOR CONSTRUCTION OF A 15,019 SQUARE FOOT BUILDING TO PROVIDE FOR AN INDOOR GUN RANGE (INDOOR RECREATION), CLASSROOM, AND RETAIL SALES.

Mr. Lacoangeli, informs the Board that Shoot Point Blank has changed their name to Range U.S.A. Range U.S.A are looking to setup their operations at 660 James L. Hart Parkway. This location is an existing parking lot, adjacent to the bank supply building, which is encumbered by a plan development that is reflective to both parcels. The Planning Development (PD) Agreement for Bank Supply does make reference to the parcel in the legal description, but it doesn't specify any conditions on the parcel. Mr. Lacoangeli, stated that research has been done, and the underlying zoning for the property comes under B3 – General Business. As part of the PD language, in the zoning ordinance, a plan development depends on the underlying zoning for its uses. From a zoning standpoint, the underlying zoning for the parcel prior to the PD being developed was B3 – General Business, and indoor recreations are permitted under B3 district.

Mr. Lacoangeli, commented the reason for having the public hearing, in order to take any comments from the public with regards to the proposed project. The project will be reviewed alongside with the Zoning Board and the applicants, over the site plan. The Planning Department would request the Zoning Board to take a formal action on the preliminary site plan, as well as recommend the preliminary approval by the township Board of Trustees. If, approved then the Planning Department, would place this on the township board agenda for January 18th, 2022 to be reviewed by the Township Board of Trustees per the plan development, ordinance language.

Mr. Lacoangeli gave a background on the project. The project is a 15,000 Square Feet building, which includes 20 indoor shooting lanes, modern technology, classrooms (sessions on safety/firm arm safety course) and a retail sales area. Mr. Lacoangeli stated that the applicants have met all of the preliminary site plan requirements per the Township's planning consultant's review. They have the required parking, lighting and landscaping. The applicants would need the opinion of the Planning Commission on the loading / unloading space.

Mr. Lacoangeli informed the Board that the applicants have addressed all the requirements per the ordinance, and their operational hours, which would not be inappropriate to the neighborhood. The applicants are using high quality building material towards the construction of the building. Mr. Lacoangeli mentioned that Ken Knuckles (Project Management Team) has mentioned on changing some of the shades of the bricks on the building to a darker brown, in order to give relief to some of the wall signage. The applicants use a specific orange color as part of their identity. The Township, had informed the applicants that they did not want orange to

play the dominant role in the façade, and rather stick to natural brick tones, which coordinates with the buildings situated in the corridor.

Mr. Lacoangeli mentioned that OHM has reviewed the plan from a preliminary engineering standpoint, and has recommended the approval for the preliminary site plan. The applicant has addressed all the comments presented to them by OHM related to utilities. There were few issues that needed to be addressed with regards to the size of the water main, after discussion with the applicant and the engineer, this can be changed prior to the final site plan and detailed engineering. The fire suppression would need to be upsized from a regular domestic water lead.

Mr. Lacoangeli concluded to say that the applicants have provided a letter acknowledging all the deficiencies in the comment letters, and they would address all of those issues prior to final site plan and detailed engineering.

Ms. Peterson wanted a clarification on the whether the project would have back door for accessible delivery, since it doesn't have a loading/unloading area. Mr. Lacoangeli stated that a typical zoning ordinance, would state the required dimensions on a site plan. He also mentions that the applicant would be in a better position to address how their business operation works.

Ken Knuckles (Development Management Group – Nashville), representing Compton Addy (Developers, purchasing the property and developing it for Range U.S.A, who would be the tenants). Mr. Knuckles stated to the Board on the plans, of the redevelopment on the parcel. Majority of the work would on the development of the back half of the parcel, reworking on some of the parking lot. Landscaping and new lighting for the whole parcel is in the pipeline. Due to the redevelopment, the amount of runoff is been decreased. Mr. Knuckles, walked through the floor plan and pointed out to the back left corner, which is designated for receiving door. On the left side of the building, that has a drive aisle that goes right along the sidewalk on the side, there is parking on the outside of the drive, away from the building. Mr. Knuckles, clarified on the deliveries for Range USA, when the store is initially opened, tractor trailers would come in with guns and shooting accessories, to be sold in the retail area. During this time the store would be stopped. From that point forward, they may get one or two tractor trucks a year. They will get deliveries by smaller trucks (UPS, FedEx), several times a week. Any trucks, that would come are going to be for a short period of time. He also stated that there won't be any changes to the architectural plan or the buildings material used, it is a change in the color scheme that's been proposed. Mr. Knuckles also mentioned that Compton Addy would like to get the proposals in place and start constructions late March/April, this would be a 6 month build in time.

Mr. Sinkule questioned on the safety protocols during deliveries of guns and ammunition – Mr. Knuckles, stated that the property would have security cameras inside the building and in the parking lot. The deliveries are scheduled before or after business hours. In terms of sound proofing, due to the 20-shooting lanes, the noise that is heard outside would be muffled, due to the insulation and proofing, this would not exceed the municipal noise ordinance. The hours of operation would be from 10:00 am – 10:00 pm (Monday – Friday), 10:00am – 8:00 pm (Sundays).

Mr. Doe, had concerns on the safety, during delivery periods – Mr. Knuckles, reassured personnel would be present and facilitate the deliveries. And there would security cameras installed inside and outside of the buildings. And the parking lots are well lit with security cameras. The floor plan is been replicated from the Utah project. Number of employees would be around 30, which also includes employees on the sales floor. There will be certified instructors and safety officers inside the range areas, operating the classrooms.

Mr. Knuckles and John Zilch, reinstated on the high-level security at Range USA. He also mentioned that most of the instructors are former police/army, and most of them carry concealed weapons. Range USA, works closely with local law and federal law enforcement.

PUBLIC HEARING OPENED AT 7:05 PM

- Tonia Rose, 6680 Crane Road, Ypsilanti (General Manager at Ann Arbor Arms): Ms. Rose enquired on how Ann Arbor Arms was different. Mr. Knuckles, clarified saying that most gun stores, will let you leave, if they haven't received a clear background check. Ann Arbor Arms, creates a safe environment and encourages safe activity.

PUBLIC HEARING CLOSED AT 7:09 PM

Mr. Kreig, verified with Mr. Lacoangeli, whether the technical objections raised by YCUA and the fire department, is been mapped to his satisfaction. Mr. Lacoangeli stated that it has met all expectation, after he met with the engineers, and the issue would be met by the applicant during the time of detailed engineering. He also mentioned that Ken Knuckles and his group have provided a letter, stating that they are aware of the remaining review comments, in the board packet. These comments would be addressed at the time of final detailed engineering approval.

MOTION: Mr. Kreig **MOVED** to recommend approval of preliminary site plan and PD stage one to the Ypsilanti Township Board of Trustees for Range USA. An indoor gun range to be located at 660 James L Hart Pkwy, parcel K 1117 360 1021 with the following conditions:

1. The applicant needs to address the remaining review comments from consultants, agencies and departments.
2. Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request
3. The development is to include a minimum of two EV parking spaces as part of the overall off street parking arrangement.
4. Range USA will agree to use eco-friendly landscaping and landscaping products for the development.
5. The applicant shall obtain all applicable outside agency permits.

The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

MOTION: Mr. Kreig, **MOVED** to approve the request for a preliminary site plan for Range USA be located at 660 James L Hart Pkwy, parcel K 1117 360 1021 with the following conditions:

1. The applicant needs to address the remaining review comments from consultants, agencies and departments.
2. Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request
3. The development is to include a minimum of two EV parking spaces as part of the overall off street parking arrangement.
4. Range USA will agree to use eco-friendly landscaping and landscaping products for the development.
5. The applicant shall obtain all applicable outside agency permits.

The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

MOTION: Mr. Kreig **MOVED** to approve the recommendation to the Plant Township Board of trustees for planned development stage one approval. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

IV. OLD BUSINESS

DRAFT YPSILANTI TOWNSHIP ZONING ORDINANCE AND ZONING MAP—TOCONSIDER REVISED ZONING ORDINANCE AND MAP PER COMMENTS RECEIVED AT THE NOVEMBER 23, 2021 PUBLIC HEARING.

Mr. Lacoangeli, informed the Board on the memo that was received from Carlisle Wortman. Megan Masson-Minock has put together a comprehensive list of the changes made from the time of public hearing till date. The changes also included the comments from staff planning commissioners or from residents, business Owners and Township board members.

Mr. Lacoangeli briefly touched on some of the changes.

- Article 15 has been updated with separate sub sections and form-based districts.
- On the Michigan Ave regulation plan, 86 wired in the industrial park form-based design have been changed from site type A to site type C.
- Other comments and concerns by the public have been addressed.

Mr. Lacoangeli informs the Board on certain issues brought up by the Planning Commission with regards to parking minimums, campground stays short term rentals. These are considered as hot issues in the planning circles across the state of Michigan. In the interest of moving the zoning ordinance forward, considering these issues as amendments at a later date with in-depth discussion would help in adopting new standards.

Mr. Lacoangeli, requests the board to pass a resolution, recommending adoption of the ordinance by the Township Board if they were comfortable with the state of the zoning ordinance and the comments that was received from the public. The State Act requires the Planning Commission to recommend adoption via a resolution, since it warrants to resolve in recommending the documents for 2 readings, and its publication in the paper for 30 days, before it takes effect.

Mr. Kreig shared his concern on the parking standards and it has to be discussed on how parking would meet the needs of the community and the developers.

RESOLUTION: Mr. Sinkule

2022 – 01 Recommendation of adoption; Ypsilanti Township Zoning Ordinance.

- Whereas, the Township code of Ordinances Appendix A, commonly known and cited as The Charter Township of Ypsilanti Zoning Ordinance, contains provisions to regulate land development, to establish district designations for building form, parcel size, and to promote health, safety and general welfare.
- The Township have completed a detailed review of the Township Zoning Ordinance and Zoning map, and have recommended changes and updates to the zoning ordinance involving a series of amendments to the zoning ordinance, language and map.
- Whereas, the proposed zoning ordinance and map amendments implement the goals and objectives of the 2040 Ypsilanti Township Master plan, future land use plan.
- Whereas, at its regularly scheduled meeting, held November 23rd, 2021, the Commission held a public hearing pursuant to the state of Michigan Zoning Enabling Act.

Let it be resolved at the regularly scheduled meeting held January 11th, 2022.

The Ypsilanti Township Planning Commission, recommended approval of new zoning ordinance and zoning map to the Ypsilanti Township Board of trustees.

MOTION: Mr. Doe **MOVED** to approve the resolution 2022 - 01. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

Mr. Lacoangeli stated that Clerk Row has requested for the 1st reading to be on January 18th, or February 1st, 2022 meeting agenda. The publication would be done right after the 1st reading. The 2nd reading is on February 1st, 2022. After the 2nd reading, it would need a newspaper article that gives 30 days' notice to the public prior to the zoning ordinance and map actually becoming law.

VI. NEW BUSINESS

ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2022 CALENDAR YEAR.

MOTION: Mr. Doe **MOVED** to approve the adoption of the regular Planning Commission meeting dates for the 2022 calendar year. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

VII. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED - None

B. PLANNING COMMISSION MEMBERS - None

C. MEMBERS OF THE AUDIENCE - None

VIII. TOWNSHIP BOARD REPRESENTATIVE REPORT

Ms. Peterson, informed the members that the Township would be giving free COVID test kits, to the township residents at 2057 Tyler Rd, between 9:00 am and 12:00 pm.

IX. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None to report

X. TOWNSHIP ATTORNEY REPORT

None to report

XI. PLANNING DEPARTMENT REPORT

Mr. Lacoangeli informed the Board on an upcoming public hearing for KOA Campground. KOA has submitted an application for Class A - Legal nonconforming designation which is basically an instrument where use was legally established or lawfully established years ago when it first went into business, was legally established but has since become non-conforming due to the zoning, they would like to expand their operation, not in a sense of buying more land but to do development inside their property. The Planning Department is in the process of reviewing it, and will submit the report at the next public hearing.

XII. OTHER BUSINESS

None to report

XIII. ADJOURNMENT

MOTION: Ms. Peterson **MOVED** to adjourn at 7:45 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services