

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION  
Tuesday, February 8, 2022  
6:30 pm**

**COMMISSIONERS PRESENT**

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

**STAFF AND CONSULTANTS**

Jason Iacoangeli, Planning Director  
Amy Steffens, Planning and Development Coordinator  
Fletcher Reyher, Planner  
Ben Carlisle, Carlisle Wortman Associates

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

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

**II. APPROVAL OF JANUARY 11, 2022 MEETING MINUTES**

Change " Krieg to  
To be confirmed with the Planning Director: Old Business – 2<sup>nd</sup> Paragraph (86 wired) and 4<sup>th</sup>  
Paragraph (Document for 2 readings)

**MOTION:** Mr. Krieg **MOVED** to approve the previous Board Meeting Minutes as amended. The **MOTION** was **SECONDED** by Mr. Doe, Abstained by Mr. Tawakkul and **PASSED**.

**III. APPROVAL OF AGENDA**

**MOTION:** Mr.Krieg **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

**IV. PUBLIC HEARING**

**SPECIAL CONDITIONAL USE - GROUP DAYCARE HOME – 8275 SOUTH HURON RIVER DRIVE – K-11-22-255-113** - To consider the special conditional use permit application of Ms. Abeir Nimer in order to permit a group daycare home providing care for up to 12 children for a site zone R4, one family residential located at 8275 South Huron River Drive.

The applicant site is a 0.24-acre corner parcel zoned in the R4 district in the Ford Lake Heights neighborhood. It's improved with a two-story single family residential dwelling with an attached

garage. The site is zoned developed and used for single family residential purposes. The front of the home actually fronts on to South Huron River drive, but the site is accessed via a driveway of Lake Crest Drive. The applicant, Ms. Abeir Nimer, does currently operate a family daycare home from the site. Both the township zoning ordinance and the state of Michigan define a family daycare home as a private home that cares for less than six children.

If the special conditional use request is approved it would permit the applicant to expand from the existing family daycare home to a group daycare home to allow for 12 children. Ms. Steffens presented the aerial view of the home, and it is seen that the applicant's home is surrounded to the east west and north by other single family residential homes.

On November 12, 2019 the Planning Commission held a public hearing to consider the exact request expansion from a family daycare to a group daycare. Attached are the meeting minutes as Exhibit B. After holding a public hearing, the commission voted to deny the special conditional use request of the applicant for the following reason subject site is within 1500 feet from another group daycare home or similar facility and contributes to an excessive concentration of the state licensed residential facilities.

Ms. Steffens stated that as she was preparing the staff report and going over the Zoning Enabling Act, attached to the report as Exhibit C, it came to light that the distance stipulation of 1500 feet was interpreted incorrectly for the 2019 hearing.

As per Section 1861 of the ordinance prior to the establishment of a group daycare home, the applicant must apply for a special conditional use permit, a requirement of the Michigan Zoning Enabling Act. Section 125 of the ZEA (Exhibit C in the staff report). The ZEA stipulates that a group childcare home shall be issued a special use permit, If the group daycare home meets the following standards and those standards are listed in the staff report.

Paragraph 4A states that facility should not be located closer than 1500 feet any of another licensed group child care home and then a listing of other facilities that she could not be within 1500 feet of for the purposes of the applicant.

The only other similar type facility is a group childcare home on Michael drive. And that group daycare home on Michael Drive appears to be the reason that the Commission did not approve her request in 2019. The problem was that distance in 2019 was measured point to point. However, ZEA defines how that 1500-foot distance should be measured, and in paragraph 10 it says the distances required under subsection 4A shall be measured along a road street or placed maintained by the state or local unit of government, generally open to the public as a matter of right of way. With the help of the GIS program the distance was measured from the applicant's home to the site on Michael drive, and it's approximately 1800-feet, so it more than exceeds the minimum distance of 1500-feet.

The zoning ordinance requirements for a group daycare home is that the site has to have appropriate fencing for the safety of the children. The staff report indicates that the property does have a four-foot wooden fence, enclosing the portion of the side yard on Lake Crest and then the rear yard to the north of the site. The portion of the fence within the site front yard is non-conforming, and there was no permit on file for the erection of that fence. No fence would be permitted in that location where it is now. Additionally, the fence appears to be in a degraded condition. The staff recommends as a

condition of project approval that prior to opening a group childcare home, the applicant needs to replace the fence with a six-foot-tall privacy fence in a compliant location with the self-closing, self-latching gate. The other standards are listed in the staff report.

The applicant believes that the property is consistent with the visible characteristics of the neighborhood. She is not proposing to exceed 16 hours of operation within a 24-hour period with seven days a week 6am - 10pm which is permitted by the township zoning ordinance and state licensing requirements. She's not proposing any signs and no signs would be permitted under township regulations. The township parking requirement is that the business provides off street parking for the number of employees that they have. Section 2104 requires that the house itself have two parking spaces provided and then one additional space for each caregiver. The applicant has indicated that she has two in the attached garage and then two cars could be accommodated in the driveway, offering a total of four off street parking spaces.

An additional requirement for the applicant is to register with the Community Development Department. And the house needs to be in compliance with the state licensing rules which she has completed. The applicant has to provide all of the required documentation to the state Licensing and Regulatory Affairs in order to be licensed as a group childcare home. The township would also require the state to approve the facility before issuing any kind of business registration to her to open up the group daycare home. There is a sufficient outdoor play area that meets the state regulations.

Staff finds that the site and the request comply with the master plan/ neighborhood and with the adjacent uses. Staff suggests under paragraph D that all loading stopping and pickup or drop off of the children would occur on Lake Crest drive. None of that would be permitted on South Huron River drive is not practical first of all, but definitely that should be a condition of project approval if the commission so moves no additional public facilities or services would be required for this proposed use.

The applicant - Ms. Abeir Nimer, 8275 South Huron River Drive Ypsilanti, Michigan stated that she has been a childcare provider for over 27 years. She has been running the family day care for 6 years, meeting the needs of the first responders in the community. She also informed the Board that she and her staff follow precautions with COVID. With the high demand for parents to get back into the workforce and the lack of reliable childcare, she requested the Board to grant her the zoning for the daycare for 12.

Ms. El-Assadi clarified with Ms. Abeir Nimer if she had discussed the fence issue with the planning department. Ms. Abeir Nimer stated that she wasn't aware that she needed a zoning compliance permit. She also informed the Board that she has been trying to replace the fence, and has received a couple of estimates from contractors, but with the supply demand shortage, the fencing work is pending.

Ms. Peterson informed Ms. Abeir Nimer that she won't be able to operate the group day care, until the 6 feet fencing is completed and the zoning compliance permit.

**PUBLIC HEARING OPENED AT 6:53 PM**

**PUBLIC HEARING CLOSED AT 6:54 PM**

**MOTION:** Mr. Tawakkul **MOVED** to approve the special conditional use permit requests of Ms. Abeir Nimer for the purpose of operating a group daycare home providing care for up to 12 children for a small site zoned R4 one family residential located 8275 South Huron River drive parcel K11-22- 255 - 113 with the following conditions.

- The applicant shall agree to enter into a special conditional use agreement outlining the following conditions.
- The applicant shall supply prior to operation of a daycare home to the Office of Community Standards a daycare application all documentation as required by the daycare application, including but not limited to scaled accurate survey drawings correlated with a legal description showing all existing buildings drives and other improvements copy estate licenses copy of inspection reports drawings or pictures of the house layout showing that the rooms will be utilized for the daycare.
- Subsection B- subject site shall be brought into compliance with all state building and fire code for someone to stay licensed and rules.
- Subsection C - comply with township sign ordinance.
- Subsection D -required off street parking shall be provided during hours of operation.
- Subsection E - outdoor play area shall be provided pursuant to state licensing rules.
- Subsection F - all loading stopping pickups shall occur on Lake Crest drive, no loading stopping or pickup shall occur on South Huron River drive.
- Subsection G - prior to operation of a group daycare home the applicant shall submit an application to the Office of Community Standards and install a six-foot-tall privacy fence and compliant location. The fence shall be installed with a self-closing and a self-latching gate for the safety of all occupants.
- Upon sufficient notice the applicant shall permit prior to the operation group decorum dwelling to be inspected by the township building official or fire marshal to ensure compliance with the adapted property maintenance code.

The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

**V. OLD BUSINESS**

None to Report

**VI. NEW BUSINESS**

**A. SITE PLAN AMENDMENT – FAÇADE UPDATE – 2243 ELLSWORTH ROAD – K-11-18-100-003—  
SITEPLAN AMENDMENT TO REVIEW REQUEST TO REPLACE EXISTING EFIS FAÇADE WITH AN  
ALUMNIMUM COMPOSITE MATERIAL AT ROUNDTREE VILLAGE SHOPPING CENTER.**

Mr. Reyher stated that the applicant is requesting an amendment to the approved site plan to change the current EFIS facade to an Alucobond aluminum composite material. The Round tree village Shopping Center is located at the corner of East Ellsworth and South Hewitt Road, just north of West Michigan Avenue and I 94. This parcel is currently zoned B3 and the parcels adjacent to it are also zoned B3 with the proposed ordinance, most of the parcels around the area will be changing to general business and regional corridor.

With the proposed site plan that the applicant has provided, there are variations in height and projections with the new facade. The former Big Lot of the building will stay the same and the other sides of the buildings will receive variations in height. The township ordinance states in the article XXI section 22125 exterior building wall design. The township ordinance permits up to 100% of commercial buildings have face brick and up to 50% to have a metal material. The design that's been proposed would be about 50% face brick and 50% Alucobond material, which is a metal.

Currently, the structure does have projections in the facade and the current EFIS facade and slight variations in height where the former Big Lots once was, with the new design, this would be increased to create variations and how the building looks.

The façade replacement is the only upgrade the discussion is about and any further upgrades in the future (landscaping, parking and lighting) has to submit to the planning commission for a new site plan review.

The building department has done an administrative review preliminary review of the facade material and the installation process. It meets the code with current building standards and fire resistance standards.

**MOTION:** Mr. Krieg MOVED to approve the request to amend the approved site plan for 2243 Ellsworth Road to replace the existing EFIS façade with an Alcan Gabon material based on the provided plans following the regulations set in Article 21 General Provisions, Section 2125 exterior building wall design in the township ordinance. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.

**B. PRELIMINARY SITE PLAN – 10635 TEXTILE ROAD – K-11-24-400-002/003—TO CONSIDER A REQUEST TO CONSTRUCT A 183,000 SQUARE FOOT LAST MILE DISTRIBUTION CENTER**

Mr. Iacoangeli informed the Board that the applicant is seeking approval to construct a 183,000 square foot last mile distribution center at the corner of Rawsonville Road and Textile Road and to the east of McKean. The property is currently zoned I2 general industrial. That zoning designation currently allows for freight terminals and warehouses as a permitted use in that zoning district.

Mr. Iacoangeli stated that the Township's staff and consultants have reviewed the plan extensively for preliminary site plan approval. He also informed the Board that Mr. Carlisle and Eric Humesky (Stantec) were present to help with the planning considerations.

Mr. Doug Houser (Seefried Properties – Developers for the project) informed the Commission that the team working on this was present - Atlantic Architects (Grand Rapids), Aachen Krauss (civil engineer), Fleis & Vandenbrink (traffic consultant – Grand Rapids) and Scott Munzel (local zoning attorney).

Mr. Doug Houser stated that the project is codenamed "Project Yoga" located at 10635 Textile Road and is zoned I2 general industrial. Mr. Doug Houser walked through the site plan explaining the color codes.

- Yellow: The building is about 183,000 square feet, which is south facing along Textile Road that's what we call the associate parking lot. This parking lot is assigned to those that work inside of the warehouse facility.
- Blue parking lot: To the northeast, assigned towards the van driver parking lot, where all the delivery vehicles will be housed. Each van and van driver, there will be two spots allocated for every van delivery vehicle. The vehicle will be parked there, the van driver arrives in his personal vehicle, he'll park in a position next to or adjacent to whatever vehicle he's set to drive that day, he gets into his van, and then he'll actually queue up on both sides of the building.
- Green: The vans will arrive at both sides of the building where there are roll up doors, these high speeds roll up doors where the workers from inside the facility have carts with packages on them, they'll load the packages into the vans and then those vans will be dispersed in 20-minutes to deliver on their routes throughout the day. It's generally an 8-to-10-hour delivery route.
- Pink: The north side of the building is assigned for line haul trucks (semi-trailers), they arrive between the hours of 10pm and 8am. They load the facility from a larger fulfillment center, and the associates that are in the yellow area will unload the semi-trailers and stack the boxes to be put into the vans for delivery.

Mr. Doug Houser discussed geographical features. The site is approximately 120 acres but 32% is usable, since on the west side of the site there is the Nexus gas pipeline, and the facility needs to be clear of that. On the east side, along Rawsonville, there are wetlands. From a topology standpoint, there's a significant drop off in grades. Those were the reasons for compacting the site space. To make this facility neighborhood friendly, one of the things that was done is enhancing a concrete precast structure, and adding different reveals set into that precast that would adjust the depth. And add some paint tones to adjust depth, so it doesn't look like a square box. They have added spandrel glass to the structure, there are actually some robotics that don't coordinate well with UV. So, it's actually not beneficial for the facility itself to have glass but glass has been added for a fundamental and aesthetics feature.

The original plan called for a 220,000 square foot facility with a larger parking footprint. It is a 16% reduction in the overall impact from the building standpoint. Due to having only 31.3% impervious site, with the whole site being 120 acres, so relatively low impact to what can be built. The heat maps show what the acoustics are during certain operations and all of them are 55 decibels or less compared to the standard industrial code of 65 minimum.

The allotment for parking standpoint, with the reduction in the overall building size, the amount of the van parking was reduced by 194 spaces (20%), and the associate lot was reduced by 47 spaces (17%).

With regards to traffic, the team has been working closely with the Washtenaw County Road Commission and has completed a full traffic impact study. That impact study suggests several offsite improvements which were committed to the intersection at Rawsonville and Textile and the intersection at McKean. There will be an upgrading and modernizing of the traffic lights to optimize movements between the two intersections.

The sustainability practices followed are building into the van spaces the opportunity for an electric vehicle plug in point. Having an extra five pounds per square foot built into all the roof structure to house solar equipment in the future and also utilizing high efficiency HVAC units.

The logistics facilitates less point of contact from the hands of the tenant to the actual customer. The facility will operate 24 hours and 365 days a year. And the way that it works is when a package is ordered online, it gets picked from the Romulus facilities fulfillment center. And then from that center it is delivered between 10 pm and 8 am to the delivery station, with workers that come in around 2 am, they will sort through those packages and put them into a staging system based on zip code and they will be delivered in the morning between 9:50 am to 12:30 pm. Once the vans are loaded, they will leave the facility and will return around 7:10 pm and 9:10 pm when they have completed the routes.

The number of hires would be around 570 – 770 staff for the year, and additional workers during peak season during Christmas and in the month of August.

The delivery vehicles will be fueled at the local gas station until the solar panel is installed on the roof for the electrical charge points can be utilized for the charging of the delivery vehicles.

Mr. Carlisle stated to the Board that he was supportive of the project. He suggests 4 points of discussion to the Planning Commission with regards to the application.

1. Woodland trees: The aerial view of the site is heavily wooded, and has some significant natural resources. The applicant did a good job of siting the building to have the least impact on those natural resources. But there are some impacts, particularly on the trees. There are approximately 2500 trees that were surveyed on site; they are removing approximately 1500 of those trees, and replacing 242 of those on site. The remaining 1300, they have requested to pay into the tree fund.
2. Parking Facility: Parking is broken into three different categories or types. The first is associate parking, providing approximately 222 spaces for the people that work in the buildings in the office or those that load up the vans themselves but they're providing 277 spaces. This is an increase of over the 20% threshold that the planning commission sets forth with regards to parking maximums. This would require special approval from the planning commission to Park 120% of what the ordinance requires. Though they're providing 277 spaces for associate parking, the highest employee shift is about 150 employees. That is an additional 120 spaces. It's been discussed if there is a way to reduce parking based on the employee numbers. The second type of parking is semi loading or truck parking at the back of the facility. The third parking is with regard to Van parking. The applicant is providing a total of 941 van parking spaces based on

the count. They did know that the number of vans that they anticipate at starting is about 358 which is approximately two and a half spaces for every van they have on the facility. The applicant was provided with suggestions to reduce the amount of impervious surface and the amount of parking based on a couple of different options. One is staggering the start time for the employees coming to the site and staggering that by 15 or 20 minutes so that they don't require the need for two spaces for every van parking space. The second was to allow employees to actually park in the van parking lot or have the vans parked in the associate lot to reduce the number of spaces to avoid the double count. And the third would be to consider land bank parking.

3. EV Charging Stations
4. Architectural and Material usage: The applicant has been asked to consider additional architectural details to break up the massing.

Mr. Doug Houser responded by stating that it is a safety issue to have one space for both the van and the actual driver. The ratio of two spaces for one driver is to keep people on the aisle due to the large volume of traffic going through the site at any given time. The additional parking spaces are 62 spaces that is dedicated to training and an additional surplus of spaces dedicated to just snow removal in the area.

The traffic impact study confirms that the eastbound vehicle has space after the light at McKean, to turn left into the site and it was confirmed that left hand turn will be there and it will be enough space because there is a westbound left hand turn when getting in to Makina, synchronizing it.

Eric Humesky (Stantec) responded with regards to the drive approaches from the west which is about 460 feet from McCain Road shows enough space for the intersections to function properly. The Royal Commission has approved the traffic impact study. He also brought 2 points to the notice of the Board; one was as per the zoning ordinance, along the property frontage non-motorized pathways are required, however along the Rawson Bill frontage where a pathway would be required, there are some engineering challenges. The pathway would be located right behind a guardrail. And there's no sidewalk or pathways to connect to anywhere near there. It was discussed with the applicant and applicant engineer about connecting sidewalks on the east side of Ross and Bill all the way down to Bridge Road, which will make a connection to many sidewalks and pathways throughout the township. The second item that came up in the review is the engineering standards requirement is encouraging low impact green infrastructure. None of that is proposed on the plan.

Mr. Iacoangeli concluded that the applicant has addressed a lot of the comments. Outside agencies have also reviewed and have approved the plans; the road Commission has already approved this plan. And the fire marshal, for the township Fire Department has reviewed and approved it from a fire safety perspective.

**MOTION:** Mr. Tawakkul **MOVED** to approve the request for preliminary site plan for Project Yoga, 183,000 square foot last mile distribution center to be located at 10635 Textile Road, parcels K-11-24-400-002 and K-11-24-400- 003 with the following conditions.



- Applicants shall address remaining review comments from consultants, agencies and departments.
- Interior and exterior camera systems shall be held for 45 days and be made available to law enforcement on request.
- The development is to include EV parking infrastructure for delivery vehicles for the future transition to an electrical vehicle fleet.
- Project Yoga will agree to use ecofriendly landscaping products for the development.
- Applicants shall obtain all applicable outside agency permits.
- A development agreement shall be entered into between Project Yoga and Ypsilanti Township as part of the final site plan review approval.

The **MOTION** was **SECONDED** by Mr. Doe 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 the township Community Center, Room 101 during the month of February, every Wednesday from 2:00 pm to 7:00 pm and every Friday from 10:00 am to 3:00 pm.

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

The first reading was done and the second hearing was set by the clerk through a notice in the paper for February 15, 2022. After which it would be published seven days prior to becoming law.

**X. TOWNSHIP ATTORNEY REPORT**

None to report

**XI. PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli informed the Board that they were in the final stages for Range USA. And there are lots of other developments under the radar. Hercules Materials still continues to move forward. They're being issued a foundation permit in the next week.

**XII. OTHER BUSINESS**

None to report

**XIII. ADJOURNMENT**

**MOTION:** Mr. Tawakkul **MOVED** to adjourn at 7:47 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

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Respectfully submitted by: Minutes Services