

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
Tuesday, March 22, 2022
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Elizabeth El-Assadi
Gloria Peterson - Board Liaison
Larry Doe
Muddasar Tawakkul, President

COMMISSIONERS ABSENT

Larry Krieg, Secretary
Sally Richie

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Belinda Kingsley, Director of Code Compliance
Megan Masson Minock, Carlisle Wortman Associates

i. CALL TO ORDER/ESTABLISH QUORUM

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

ii. APPROVAL OF JANUARY 11, 2022, REGULAR MEETING MINUTES

MOTION: Mr. Doe **MOVED** to approve the Regular Meeting Minutes for January 11, 2022. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

iii. APPROVAL OF AGENDA

MOTION: Ms. El-Assadi **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

iv. PUBLIC HEARINGS

There were none.

v. CALL TO PUBLIC

- a. Lorisha Thornton expressed concern about the gun range coming to Ypsilanti due to the high rate of gun violence.
- b. Yann Button expressed concern over the planned gun range, agreeing with Lorisha Thornton, and suggested the Board think about what this would mean for the community.
- c. Rodrick Casey indicated that the people in his community did not wish for a gun range in the town and added that gun ranges were also locations for suicides.
- d. Henry McQueen expressed that funding going to the gun range should have been going to the education of young children.

- e. Rev. Dr. Laura Hunt expressed that promoting guns during this time was not a safe option.
- f. Anna Weatherspoon asked who would gain the benefits of a gun range and inquired about the purpose of the gun range.
- g. Rev. Anna Tayler McCannes expressed that they should not make a game of guns with the gun range and instead focus on activities and community centers for the children.

VI. OLD BUSINESS – None.

VII. NEW BUSINESS

- a. **RANGE USA -STAGE II - PLANNED DEVELOPMENT – 660 JAMES L. HART PARKWAY – 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**

Mr. Iacoangeli summarized the plan development process so far. The public hearing was on January 11 for this project. Stage One Approval was approved on March 1. He presented Stage 2 of the process for the Planning Commission's approval and added that they would review comments received from OHM and the Ypsilanti Community Utility Authority. He summarized how the Ypsilanti Township Fire Department, Washtenaw County Water Resources, and the Washtenaw County Road Commission had approved this project. The applicant still needed to pay the final invoices and pick up the required outside agency permits.

The site plan has not changed since the previous stage. It meets all the Zoning requirements and meets the approval of all outside agencies.

Mr. Sinkule asked if this was the space for the YMCA, and he responded that the proposed YMCA was to be located north of the Post office. Mr. Sinkule asked why the town of Ypsilanti rejected this project, and Mr. Iacoangeli answered that he was unaware.

Mr. Sinkule also asked if the gun range would negatively impact other future businesses nearby. Mr. Iacoangeli responded that the property was currently a parking lot and that the development would be an improvement to the real property. It was Mr. Iacoangeli's opinion that this business would not have a negative impact on the surrounding businesses one being Bank Supplies who sold the property and LaFontaine Automotive who was separated by a basin and woodlot.

Ms. El-Assadi asked for clarification on Phase 1 and its completion. She clarified that the Site plan was the same for stage 2. Mr. Iacoangeli indicated that Phase 1 was completed, and the site plans were the same and said that the planning commission was to make sure that the plans were consistent and approved stage 2 development.

Mr. Tawakkul asked if the Board required a final approval step, and Mr. Iacoangeli responded that the final step would be for the Township Board to review the Stage II approval and the development agreement tied to the Site Plan.

Ms. Peterson added that the company had come to them, not the other way around. She indicated that the company was all about gun safety. She expressed gratitude for the update.

Mr. Tawakkul asked if there was an age restriction and security protocols. Mr. Iacoangeli responded that the people had to be of the legal age, which in the State of Michigan is 18.

Ms. El-Assadi inquired about more clarification on how the company met all ordinance provisions, and no special considerations were given. Mr. Iacoangeli responded yes.

MOTION: Mr. Doe **MOVED** to recommend approval of Stage 2 Planned Development of Final Site Plan to the Ypsilanti Township Board of Trustees for Range USA, an indoor gun range to be located at 660 James L. Hart Parkway, parcel K-11-17-361-021 as the plan is in conformance with the Stage I Planned Development approval. The recommendation has the following conditions:

1. Applicant shall provide a clean set of Final Site Plan drawings that incorporate all of the remaining comments from staff and outside agencies.
2. Interior and exterior camera systems shall be held for 45 days and available to law enforcement on request.
3. The development is to include a minimum of two (2) EV parking spaces as a 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. Applicant shall obtain all applicable outside agency permits.

The **MOTION** was **SECONDED** by El-Assadi. **Mr. Tawakkul (Nay), all others (Aye).** Motion **PASSED**.

VII. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED – Mr. Iacoangeli updated that the planning office had sent out correspondence. The Planning Commission received a letter from Van Buren Township regarding the Sumpter Road Corridor Plan. He announced that there was a PUD Public Hearing for two parcels on Clark Road and gave an invitation for the Planning Commission to attend their meeting on the senior housing unit project.

B. PLANNING COMMISSION MEMBERS - None

C. MEMBERS OF THE AUDIENCE - Alecia Dyer expressed concern over how they would hold the company accountable in the community and make sure an increase in gun sales would not lead to increased gun violence. She expressed concern over more gun range companies coming, and the businesses around the gun range may be affected. Ms. Dyer urged more time for consideration of this project. She expressed concern over the safety of the children over gun violence.

VIII. TOWNSHIP BOARD REPRESENTATIVE REPORT

None to report

IX. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None to report

X. TOWNSHIP ATTORNEY REPORT

None to report

XI. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli informed the Planning Commission that there were projects in the planning stage but none eligible for consideration for the April 12 meeting. Mr. Iacoangeli was asked about the Round Haus Pizza Shop. He added that the Round Haus project was always ongoing but based on the length of time since the project was approved that it would likely have to start over. Ms. Peterson inquired about the shipping container house, and Mr. Iacoangeli responded that he would contact those responsible for the project and have them remove all of the materials on-site and restore the lot. He would give the Commission and update at the next meeting.

Action Item: Mr. Iacoangeli will contact the company responsible for the shipping container house project and give the Planning Commission updates.

XII. OTHER BUSINESS

None to report

XIII. ADJOURNMENT

MOTION: Ms. Peterson **MOVED** to adjourn at 7:18 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully Submitted by: Minutes Services