

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
Tuesday, May 24, 2022
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule - Vice-Chair
Larry Krieg - Secretary
Gloria Peterson - Board Liaison
Larry Doe
Muddasar Tawakkul
Gage Smith

COMMISSIONERS ABSENT

Elizabeth El-Assadi

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, Director of Code Compliance
Dennis McLain, Township Council

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 March 22, 2022. The **MOTION** was **SECONDED** by Mr. Tawakkul, Mr. Krieg abstained, the motion **PASSED** by unanimous consent.

III. APPROVAL OF AGENDA

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

IV. PUBLIC HEARINGS

DETROIT MOTOR PROPERTY OWNER LLC (aka DETROIT / ANN ARBOR KOA) – 6680 BUNTON ROAD - K-11-26-400-001 and -002 TO CONSIDER THE REQUEST FOR APPROVAL OF A CLASS A NON-CONFORMING USE DESIGNATION FOR EXISTING AND PROPOSED EXPANSION OF A CAMPGROUND AND RECREATIONAL VEHICLE PARK PER SECTION 1602 OF THE TOWNSHIP ZONING ORDINANCE.

Mr. Iacoangeli addressed the Planning Commission and explained what a Class A Non-Conforming Use is defined as by the Zoning Ordinance. Mr. Iacoangeli explained that the KOA campground had been legally approved by the Township in 1976 and at the time the property had been zoned

Recreation Campground. Over the years the zoning has changed and the campground would not be allowed under the current ordinance as it is now zoned R-3 Single Family Residential. Mr. Iacoangeli went through the criteria listed in the ordinance that the Planning Commission should consider when deciding to grant a Class A Non-Conforming Status to a property. Mr. Iacoangeli also review the Site Plan and the expansion that the KOA would like to move forward with if granted Class A Non-Conforming Status. Mr. Iacoangeli reviewed all of the conditions of the Class A Non-Conforming Use Agreement that the Planning Department recommended.

- 1) A Class A Non-Conforming Use Agreement shall be entered into between Detroit / Ann Arbor KOA and Ypsilanti Township that will pertain to the continued use of the property as a Campground and RV Park.
- 2) No recreational vehicle (RV) shall be used as a permanent place of abode, or dwelling, for indefinite periods of time.
- 3) The KOA will be required to register RV guests as extended stays after thirty (30) consecutive days and shall provide the Township with the list of extended stays and the length of stay at the Townships request.
- 4) No external appurtenances or accessory buildings, such as sheds, carports, cabanas or patios may be attached to any RV.
- 5) Applicant shall obtain all necessary building and other applicable permits including but not limited to building, electrical, mechanical, SESC, EGLE, zoning, etc.
- 6) The outdoor storage of RV's, boats, "pop-up" campers, or other recreation related vehicles is strictly prohibited on property.

Mr. Tawakkul asked the Planning Director if the Township had any complaints about the campground including noise or other violation. Mr. Iacoangeli stated that in the two years he had been working with the Township he was not aware of any. Further, that many people in the community know of the campground and have never complained about it or have issues and that it's been in the Township for many years. Mr. Kreig questioned why a time limit needs to be placed on stays. Mr. Iacoangeli responded that it's hard to police how long guests are staying at the campground and that the language being proposed does a good job of allowing long term stays but not allowing guests to live full time at the campground. Mr. Iacoangeli mention that this was a Campground and not an RV Community. How RV Campgrounds have been used has changed over the years according to Mr. Iacoangeli with long term stays being more common. Mr. Iacoangeli also reviewed the site plan for the KOA and explained that the expansion would involve new RV sites being placed on the west side of the property and new cabins being placed on the east side on the lake. Mr. Iacoangeli said that the Planning Department also had additional conditions for the site plan approval tied to the Class A Non-Conforming Use.

1. Applicant must replace and maintain existing fence that runs along the southern property boundary with a 4' to 6' tall chain-link fence per Article 11 – Specific Use Provisions. Sec. 1146. – Private or public recreation vehicle campgrounds: 6. Buffers and landscaping. The Planning Commission has the discretion to request a specific fence material and height other than that listed above.

2. Seasonal RV storage on the west side of the property abutting the Village of Majestic Lakes Subdivision shall be prohibited.
3. All asphalt millings must be removed from the property. Any paving, grading, or movement of materials / soils need to go through Township review. All applicable reviews must be conducted and permits must be issued.
4. Applicant must pave and maintain the curtain entrance off of Bunton Rd.
5. Applicant must combine both parcels into one: K-11-26-400-001 & K-11-26-400-002.
6. Applicant must provide landscaping per Article 11 – Specific Use Provisions. Sec. 1146. – Private or public recreation vehicle campgrounds: 6. Buffers and landscaping.

Mr. Sinkule asked about the operating hours of the RV park and if guests were coming into the park late at night after hours or if the gate was closed. Mr. Iacoangeli stated that he was not sure what the hours of the park were and if the gate was closed in the evening but that he would find out for the Planning Commission. Mr. Iacoangeli mentioned that landscaping might be needed to supplement areas around the campground that do not completely screen the neighbors. Mr. Kreig asked if the new RV spaces at the parking would be akin to new parking spaces. It was demonstrated that the RV spaces do not require large amounts of paving. A discussion was had about the fence around the property and the fact that it was not well maintained and need to be replaced. It was also discussed that the approach to Bunton Road should be paved in order to make the entrance consistent with newer development and provide a clean approach to the public street.

Mr. Sinkule opened the public hearing at 7:04 to take comments from the public.

Brent Hudson who lives on Maplelawn Drive expressed concern that the RV Storage area is currently quiet and that if it becomes active RV parking that the noise will become an issue. He hopes that additional landscaping can be used to block the view and the noise on to neighboring property.

Nancy Jordan at 6750 explained that the trees along the property line are not maintained and that tree limbs are constantly falling off during major storms and crushing the fence and that her and her husband have repaired the fence at their cost many times. She wanted to know if the neighbors will have a say in the new fence that might be erected. She wants the trees to be maintained.

Aamir Pasha a resident on Maplelawn also had questions about the fence replacement on the Maplelawn side and not just on the southern property line. He also indicated that additional landscaping could be used to block the site of the campground as you can see on to the property in the winter.

Mr. Iacoangeli responded to the resident questions he stated that the Planning Commission would make the final decision on a fence and that they would take the resident's comments under advisement but the Planning Commission has the sole authority on commercial

development to require fence types and heights. He mention that the applicant should be maintaining the current vegetation along the property line and that the fence is really something the Township would require them to replace even outside of this process as it was likely a requirement of the original 1976 approval.

Mr. Iacoangeli recommended that the Planning Commission table the Class A Non-Conforming Use request and site plan until a representative of the KOA campground could be present based on the items being addressed as conditions of the approval and that he did not feel comfortable negotiating terms without the applicant present.

MOTION: Mr. Tawakkul **MOVED** to table the request of Detroit Motor Property Owner LLC (aka Detroit / Ann Arbor KOA) – 6680 Bunton Road - k-11-26-400-001 and -002 to consider the request for approval of a class a non-conforming use designation for existing and proposed expansion of a campground and recreational vehicle park per section 1602 of the township zoning ordinance the **MOTION** was **SECONDED** by Doe the **MOTION PASSED** unanimously.

V. **OLD BUSINESS** – None.

VI. **NEW BUSINESS**

A. **EAGLE CREST GOLF COURSE – 1201 S HURON STREET - K -11-37-420-004 TO CONSIDER PRELIMINARY SITE PLAN APPLICATION FOR AN EASTERN MICHIGAN UNIVERSITY GOLF TRAINING FACILITY. THE PROJECT WILL INCLUDE A NEW 12,000 SQUARE FOOT PERFORMANCE CENTER, REMODELING EXISTING CLUBHOUSE FACILITY, AND A 2,200 SQUARE FOOT ADDITION**

Mr. Iacoangeli summarized the Golf Training Facility was being constructed for use by the Men’s and Woman’s Golf teams for Eastern Michigan University. Along with the Golf Training Facility that 2,200 square foot addition was being added to the existing club house for four golf simulators for public use. Mr. Iacoangeli reviewed the review letters from consultants with the Planning Commission. Architectural drawings for the new buildings were shown to the Planning Commission. Mr. Kreig had some comments about the types of materials that were going to be used on the builds. Ms. Peterson had comments from a resident about if the facility could be placed on the property that a proposed car wash was to be located at the front of Eagle Crest. Also, if the Township owned the property that the facility was going to be built on, and if revenue from the facility could be shared with the Township.

Steve Teitsma from Progressive AE the engineering consultant stated that he is unsure if the car wash site was ever considered. That decision had been made before he started on the project. He also was unsure of how the revenue might be shared but added that the golf simulators would be treated just like the driving range that is open to the public. Mr. Smith asked if the simulators were going to be tied to the rest of the clubhouse and if alcohol sales would be a part of the simulator use. Mr. Teitsma stated that it was his understand that would be the arrangement. Mr. Teitsma reviewed the project from an architectural standpoint.

MOTION: Mr. Kreig **MOVED** to approve the Preliminary Site Plan for Eagle Crest Golf Course – 1201 S. Huron Street - K -11-37-420-004 for an Eastern Michigan University golf training facility and clubhouse expansion. The approval would have the following conditions:

1. Applicant shall address remaining review comments from consultants, agencies, and departments.
2. Applicant shall obtain all applicable outside agency permits.
3. That the Township Attorney will review the project request to verify that it's harmonious with the land lease for Eagle Crest

The **MOTION** was **SECONDED** by Mr. Doe.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Mr. Kreig (Yes), Mr. Smith (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes). **MOTION PASSED.**

VII. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED – Mr. Iacoangeli mentioned correspondence from the Michigan Association of Planning and the City of Ypsilanti.

B. PLANNING COMMISSION MEMBERS – Ms. Peterson asked Mr. Iacoangeli for an update on the shipping container house to be located on Eastlawn.

C. MEMBERS OF THE AUDIENCE - None

VIII. TOWNSHIP BOARD REPRESENTATIVE REPORT

Ms. Peterson updated the Planning Commission the Ypsilanti Township Jazz Festival.

IX. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

None to report

X. TOWNSHIP ATTORNEY REPORT

None to report

XI. PLANNING DEPARTMENT REPORT

Mr. Iacoangeli introduced the new Planning Commissioner Mr. Gage Smith. Mr. Smith served on the Township Zoning Board of Appeals prior to being appointed to the Planning Commission.

XII. OTHER BUSINESS

None to report

XIII. ADJOURNMENT

MOTION: Ms. Peterson **MOVED** to adjourn at 7:51 pm. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.
