

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 27, 2022
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

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

i. CALL TO ORDER/ESTABLISH QUORUM

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

ii. APPROVAL OF AUGUST 9, 2022, REGULAR MEETING MINUTES

MOTION: Mr. Doe **MOVED** to approve the previous Board Meeting Minutes. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

iii. APPROVAL OF AGENDA

MOTION: Mr. Tawakkul **MOVED** to approve the amended agenda. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

iv. PUBLIC HEARINGS

A. ROUND HAUS PARTY SHOPPE – 5970 BRIDGE ROAD (K-11-24-300-014): TO CONSIDER A SPECIAL CONDITIONAL USE PERMIT TO CONSTRUCT A VEHICLE FUELING STATION (PER SECTION 420 OF THE TOWNSHIP ZONING ORDINANCE) AT 5970 BRIDGE ROAD.

Ms. Steffens addressed the Planning Commission and explained that the 2040 Master Plan designates the site for neighborhood preservation, a designation intended to

preserve and strengthen the neighborhoods through investment, rehabilitation, and infill. The site is currently zoned NB, neighborhood business, which is not in full compliance with the current master plan designation. There is an existing party store on the far north side of the property. To the south and the east, the parcel is zoned as LM (innovation and industrial designation) and the multi-family residential located at North and west is designated under R4.

The site is flat with no woodlands or wetlands, and there is some soil information that was provided by the applicant's team. Ms. Steffens briefed the commission on the history of the site. In 2009, the applicant began the process of obtaining special conditional use and preliminary site plan approval for the construction of a similar project. As part of that review process, the Washtenaw County Road Commission required improvements to be made to the intersection of Bridge and Textile Roads. The intersection improvements included modifications to the existing traffic signal at a certain cost, due to reasons at that time the project did not move forward. In 2016 approvals were granted for special conditional use at the site plan. Variances were granted at that time for reduction in the rear yard setback along the north and the west. Again, the project was unable to move forward. And then again in 2019, the applicant submitted plans for the same project that was approved by the Planning Commission in 2016 and as presented with the current request. The Commission approved in 2019, the preliminary site plan for construction of the 6000 square foot convenience store and then the four-pump fueling station with the conditions that are listed on page four of the staff report.

In 2019, the Planning Commission approved a waiver of the parking requirements. The applicant is asking for the same waiver. Ms. Steffens pointed out to the commission the discrepancy in the staff reports, because what the applicant is requesting is 18 spaces, but they're providing 20, the extra two are the handicap accessible spaces (ADA spaces).

The Planning Commission approved the waiver with the following conditions:

- The Planning Commission approves the waiver for reduction in parking from the required 27 spaces to 18 spaces.
- The Planning Commission approves the reduction in required landscaping.
- A note stating the outdoor display or storage of merchandise is prohibited shall be placed on the final site plan.
- Rooftop screening details need not be provided as long as HVAC equipment and other equipment is not placed on the roof.
- All final approvals and permits shall be obtained from the Washtenaw County Road Commission, Washtenaw County Water Resources Commission prior to construction.

Currently, the applicant is seeking a parking waiver for a reduction in parking spaces from the required 27 to 20. Additionally, the landscaping provided does not meet the ordinance's landscaping requirements. No building elevations were provided with the current submittal so staff are unable to determine if rooftop screening of HVAC equipment would be necessary.

Below are the notations from the various outside agencies and township departments that have reviewed the plans.

Engineering Department – Engineering consultant Matthew Parks has provided a recommendation of approval for preliminary site plan approval in the letter dated August 24, 2022 for plans with a revision date of July 27, 2022. Engineer Parks provides minor comments that shall be resolved prior to final site plan approval.

Fire Department – Fire Marshal Steve Wallgren approved the preliminary site plan as submitting in the letter dated August 22, 2022.

YCUA – Engineering Manager Scott Westover stated in an email on August 18, 2022 that the plans reviewed in April 2022 for water main construction permit application were substantially the same and no concerns were addressed.

Road Commission – All final approvals and permits shall be obtained from the Washtenaw County Road Commission prior to construction.

Water Resources Commission – All final approvals and permits shall be obtained from the Washtenaw County Water Resources Commission prior to construction.

Ms. El-Assadi inquired about the landscaping since it did not meet the ordinance, would the commission need to discuss the new landscaping requirements; To be confirmed by Ms. Steffens.

Ms. Peterson inquired about the time frame of the project; Mr. Jamil Jonah (Contractor – Jonah Construction) stated that everything is in place except for the site plan approval, the proposed time to start is in May/June of 2023.

Mr. Sinkule opened the floor for public hearing at 6:45 pm.

Mr. Sinkule closed the floor for the public hearing at 6:45 pm.

Mr. Tawakkul inquired about the reason for delay since 2016; The applicant stated that the delay was due to the underground detention and also personal reasons.

MOTION: Ms. Peterson **MOVED** to approve the preliminary site plan of Mr. Donald George representing Round Haus Pizza and Party Shoppe to permit the construction of a 6,000 square-foot convenience store and 4 pump island fuel station located at 5970 Bridge Road, K-11-24-300-014.

This motion is further made with the following conditions:

1. The Planning Commission approves the waiver for a reduction in parking from the required 27 spaces to 20 spaces.
2. The Planning Commission approves the reduction in required landscaping.
3. A note stating that outdoor display or storage of merchandise is prohibited shall be placed on the final site plan.
4. Rooftop screening details shall be provided.
5. All final approvals and permits shall be obtained from the Washtenaw County Road Commission and Washtenaw County Water Resources Commission prior to construction.

An amendment was made to the Motion to erase condition 2. Ms. Peterson approved it.

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

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

The Commission took action on the special conditional use approval for the use of the property for a fuel station.

MOTION: Ms. El-Assadi **MOVED** to approve the special conditional land use to construct a vehicle fueling station for Section 420 of the township zoning ordinance at 5970 Bridge Road. The **MOTION** was **SECONDED** by Mr. Tawakkul.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

- A. **CIRCULAR INVESTMENT – 924 MINION STREET (K-11-10-280-016):** TO CONSIDER A FULL SITE PLAN TO EXPAND AN EXISTING PARKING LOT IN ORDER TO PARK OVERNIGHT UP TO NINE DUMP TRUCKS AND 27 DOUBLE TRAILER SEMI-TRUCKS AT 924 MINION STREET.

Mr. Iacoangeli addressed the Planning Commission and explained the request for a preliminary site plan for a new parking lot which is approximately 33,000 square feet that would be used for the overnight parking of dump truck and double trailer semi-trucks. The applicant owns property on Minion Drive, which is located just south of the current RNL carriers trucking facility. The total area of the site is 4 acres and zoned as innovation technology (IT).

Mr. Iacoangeli stated there were two separate parcels at 924 Minion location at one time and currently the applicant is seeking permission for the combination of two parcels that are located now at 924 Minion drive. There is an existing freight terminal building on this site and then this new newly created parking area would be combined with the existing terminal. The site is being brought into compliance with the current zoning ordinance for lighting, landscaping, parking and stormwater design.

Carlisle Wortman Associates recommends preliminary site plan approval with the condition that the applicant provides a revised landscape plan that complies with ordinance requirements. Scott Westover (YCUA) stated there was no water supply or waste water system work proposal at the site. YCUA has no objection to the plan. OHM has reviewed the plans and has recommended preliminary site plan approval subject to conditions. The Township fire department has reviewed the plans and finds them to be in an approvable order. The Washtenaw County water resources had minor comments concerning the stormwater. The water resource department has recommended approval at this stage of planning.

This particular site is south of Minion Drive and north of Hawthorne. There is an existing freight terminal on the property and the adjacent parcel used to have an abandoned building. The previous owner of the property, demolished the building without a permit and then brought in asphalt millings and began using this as a standalone parking for semi-trucks, which the township doesn't have semi-truck parking as a permitted use in any zoning district. The property was sold to Mr. Issa, the current owner. Mr. Issa has presented a site plan combining both the parcels. The parking of semi-trucks on this piece now would be ancillary to the fact that the primary use is for the shipping terminal, which already exists. All of the combined needs to be brought into compliance with the current ordinance standards, including the landscaping and stormwater requirements that would be necessary for a parking area on the east side of the property.

The applicants have requested to keep the mature vegetation that exists there that appears to be in good condition, and then supplement that with additional landscaping on top of the berm, primarily evergreen trees that will be there year-round and provide sort of that sound and view buffer from inside of the site. It's also their intention to replace an eight-foot chain link fence at the rear of the property.

The planning department highly recommends the use of a buffer and then landscape plantings on the buffer as well.

Mr. Doe inquired about the hours of operation and the lighting; Mr. Iacoangeli stated that since it is a trucking company, they should be winding down the operation early and if noise comes from a property that disturbs the peace, it's in violation of the zoning ordinance. The lighting according to the plan states that they are shielded with 90 degree cut offs where the light shifts directly down towards the ground.

Ms. Peterson inquired about the fence; Mr. Iacoangeli stated that the fence is up against the property line with the neighbors. The fence would be replaced along the whole southern border of both sides.

Ms. Peterson shared her concern with chain link fence is that the trees and bushes can overlap them, that leads to maintenance requirement. Mr. Tawakkul stated that businesses investing Ypsilanti township should take an extra mile in adding additional barriers around the property.

Mr. Jerry Janoski (Washtenaw Engineering) clarified the stormwater proposal. The system would be connected to an infiltration bed underneath the parking lot. Washtenaw County Water Resources requested for safety and out in the street, there is an area that they want to have a basin to catch material. All the water that would be generated would be filtered and gone into the infiltration bed. If there is any overflow, it would go into this smaller basin on Minion Street. The landscaping at the street side, the effort is to get as many trees. The terminal is not used for loading/unloading but a repair shop for the maintenance of trucks. Mr. Jerry Janoski clarified that the 8-foot fence is clean and in good shape. Most of the trees are in good shape and of a significant size, and they are not hanging down. There was a proposal to pave the entire lot and after several conversations it was decided to reduce the amount of pavement because the owner did not have the need for a large parking lot. The majority of the vehicles are gravel haulers and utility trucks, and the hours of operations are from 6:00 am until latest by 11:30pm. The trucks will be back by 6-7 pm in the evening. The fencing was placed for security.

Mr. Tawakkul inquired about the trucks getting back; Mr. Jerry Janoski stated that there would be somebody onsite until 11:30 pm and the trucks would be back before dark.

Mr. Jerry Janoski shared his concern that the construction that's going on an RNL site. RNL is using the vacant lot to store their topsoil on the site. Mr. Jerry Janoski inquired with the commission if there was any temporary usage that could go on during the transition into construction (65 feet next to the pavement that exists for parking).

Mr. Iacoangeli informed the commissioners that both the property owners were warned that if there was any issue with property boundary disputes and storage/stockpiling of topsoil, that's between the two private property owners to address that issue. The planning department is not part of it. Mr. Iacoangeli reminded the commission that the proposed request does not include the temporary permit. It is strictly for preliminary site plan approval of the parking lot design. The township does not approve temporary parking for semi-truck parking.

Mr. Jerry Janoski stated that the fencing would be rectified when the commissioners approve the proposal.

Mr. Doe inquired if there was any contract with RNL for putting their dirt and parking of equipment; Mr. Jerry Janoski stated that there was no formal agreement.

MOTION: Mr. Tawakkul **MOVED** to approve the request for a Preliminary Site Plan approval for the Circular Investment LLC parking lot addition for the storage of dump trucks and double-trailer semi-trucks located at 924 Minion Street, parcel K- 11-10-280-020 with the following conditions:

1. Applicant shall address remaining review comments from consultants, agencies, and departments.
2. Applicant shall provide the Planning Department with a revised landscaping plan that complies with ordinance requirements.
3. Applicant shall obtain all applicable agency permits.
4. Applicant shall satisfy the comments made in the June 23, 2022 letter submitted by the WCWRC and in addition installation of security cameras with 30-day loop.

The **MOTION** was **SECONDED** by Ms. El-Assadi.

Roll Call Vote: Mr. Tawakkul (Yes), Mr. Doe (Yes), Ms. Peterson (Yes), Mr. Sinkule (Yes), Ms. El-Assadi (Yes). **MOTION PASSED.**

vii. **OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

- A. **CORRESPONDENCE RECEIVED** -None
- B. **PLANNING COMMISSION MEMBERS** - Mr. Tawakkul inquired with Mr. Iacoangeli on the update of the Amazon facility. Mr. Iacoangeli stated that Amazon had canceled about 50 Amazon Fulfillment Centers across the United States. Amazon has moved forward with the property purchase in Pittsfield, that project is on hold.
- C. **MEMBERS OF THE AUDIENCE**- None

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 Commission of the zoning ordinance amendments that need to be addressed in October. With the first year of the new zoning ordinance the planning department has come across inconsistencies and errors that need to be addressed and it will be presented for a public hearing and it will be sent to the township Board of Trustees. RNL Carriers is doing well, and plans to have the landscaping and sound wall in place in the next couple of weeks. The Hercules (Pegasus) concrete mixing facility is doing well. Range USA continues to move forward. ACM has moved from autonomous vehicles to EV.

xii. **OTHER BUSINESS**

None to Report

xiii. **ADJOURNMENT**

MOTION: Mr. Doe **MOVED** to adjourn at 8:00 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully Submitted by: Minutes Services