

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, October 25, 2022
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Gloria Peterson - Board Liaison
Larry Doe
Ryan Hunter
Muddasar Tawakkul

COMMISSIONERS ABSENT

Elizabeth El-Assadi

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 SEPTEMBER 27, 2022, REGULAR MEETING MINUTES

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

iii. APPROVAL OF AGENDA

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

iv. PUBLIC HEARINGS

6400 Merritt Road K-11-32-200-055 – Request to rezone the 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay.

Mr. Iacoangeli addressed the Planning Commission and presented the application for rezoning for a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential

with agriculture overlay, located at 6400 Merritt Road. The 2040 Master Plan designates this parcel within the “agricultural preservation” district in the southern part of the township. There has been an active community voice for getting agricultural protections back into the zoning ordinance on the importance of preserving agriculture. Eversole Properties, the owner of 6400 Merritt Road, is seeking the rezoning.

The Agricultural Overlay District is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the Agricultural Overlay District. Principal uses include various agricultural uses such as farm operations, seasonal sales, public riding and boarding stables, and greenhouses. Special uses include farms with agricultural commercial and tourism, commercial kennel/pet daycare, artisan food and beverage, tasting rooms, large solar generation facility on a farm operation, and farmers markets.

The surrounding properties on the south fall under the overlaying of agriculture, properties to the east of Stoney Creek Road are all zoned R3, and properties to the west of Stoney Creek Road are zoned R1. The green hatching on the map indicates the agricultural overlay and also gives them the protections that wouldn’t otherwise be given to regular single-family zoning in that area. The future land use map and the red star indicate the location of Eversole Properties, which is in the middle of the area reserved for Agricultural Preservation. The master plan aligns with the idea of preserving parcels of agriculture in the township.

Eversole Properties is requesting a rezoning of the 7.9 acres. The owner intends to develop an orchard on that property with a mix of different fruit trees.

The following standards are to review the rezoning application, and Mr. Iacoangeli has shared his view.

- Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan for agriculture preservation; Mr. Iacoangeli stated that Eversole Properties is consistent with the standards of planting of orchards.
- Compatibility of the site’s physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district; Mr. Iacoangeli stated that Eversole Properties is compatible with surrounding other agricultural properties.
- The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, and infrastructure; Mr. Iacoangeli stated that Eversole Properties is going to be an orchard surrounded by properties that are already actively farmed or involved in some type of agro-business.
- The capacity of township utilities and services is sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the township; Mr. Iacoangeli stated that there wouldn’t be any requirement except for fire protection.

- The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district; Mr. Iacoangeli stated that agricultural uses and farms do not generate traffic.
- The apparent demand for the types of uses permitted in the requested zoning district in the township, and surrounding area, concerning the amount of land in the township; Mr. Iacoangeli stated that the property is in the rural portion of the township requesting for agricultural overlay and protections.
- The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed; Mr. Iacoangeli stated that the property does meet the requirements.
- The requested zoning district shall be more appropriate from the township's perspective than another; Mr. Iacoangeli stated that the property is already master planned for agriculture.
- The requested rezoning will not create an isolated and unplanned spot zone; Mr. Iacoangeli stated that the property is to the south of a property that has an agricultural overlay on top of it.
- Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the township, and enhance the overall quality of life in Charter Township of Ypsilanti; Mr. Iacoangeli stated that the property is for the development of orchards.

Mr. Iacoangeli informed the Planning Commission that Carlisle Wortman Associates had reviewed all the standards that have met the criteria laid out by the zoning.

The following standards were met:

- The site is located in an area designated for "agricultural preservation." The Agriculture Preservation area is intended to preserve agricultural lands.
- The Master Plan calls for preserving the southern portion of the township's agriculture and open space core. This would further the goal of preserving farmland.
- The proposed rezoning of this parcel to Agricultural Overlay is consistent with the intent of the Master Plan.
- The rezoning of the property for the orchard and vineyard is consistent with the area's low-density single-family and agricultural nature.
- More impactful uses of the site, such as artisan food and beverage and tasting rooms, would require a future special use.
- Many of the adjacent and nearby parcels are zoned as Agriculture Overlay. Therefore, the requested rezoning will not create an isolated and unplanned spot zone.
- The proposed rezoning and future use of the property shall not compromise township utilities and services or road capacity.

Mr. Sinkule opened the floor for a public hearing at 6:43 pm.

Nelson McDaniel, a resident of 6380 Merritt Road, stated that he has the neighboring property, and there is no conflict.

Seun, a resident of 6560 currently housed on the Rock Church adjacent to the property 6400 Merritt Road, was interested in knowing about the commercial ventures.

Raul Eversole (applicant) presently resides at 7002 Wellington Lane and is also the property owner of 6400 Merritt Road. Eversole informed the Planning Commission that he plans on growing pears, apples, cherries, and plums along with concord grapes. The decision is not yet made on the selling of the produce. He is currently working with Michigan University for beginners in farming. The present plan is to have orchards on the property and livestock in the future.

Mr. Sinkule closed the floor for the public hearing at 6:49 pm.

Mr. Iacoangeli reminded the Planning Commission that if they choose to grant Mr. Eversole's request, it would be a recommendation to the Township Board, as the Township Board makes the final decision on amending the zoning map after two readings. Therefore, this would be a recommendation for the Planning Commission to recommend that the Township Board of Trustees amend the zoning ordinance to rezone the property to include the agricultural overlay.

MOTION: Mr. Tawakkul **MOVED** to approve the rezoning request of a 7.9-acre parcel from R-2, one-family residential, to R-2, one-family residential with agriculture overlay, located at 6400 Merritt Road (K-11-32-200-055) for the reasons set forth in the Planning Commission's report. The **MOTION** was **SECONDED** by Mr. Doe.

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

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

- A. **2418 Washtenaw Avenue K-11-06-302-024** – Full Site Plan – Champion Cueter Chrysler Jeep Dodge Ram – Consider request to construct a 1,200-square-foot building addition to an existing vehicle dealership automobile wash on a parcel zoned RC (Regional Corridor).

Mr. Iacoangeli presented to the Planning Commission that the Office of Community Standards is in receipt of a preliminary site plan application from Mr. Stan Schafer with SS Enterprise, Inc. representing the Champion Cueter Chrysler Jeep Dodge Ram of Ypsilanti/Ann Arbor requesting preliminary site plan consideration for the construction of a 1,200-square-foot building addition to be located upon the 3.85-acre parcel known as 2418 Washtenaw Avenue, K-11-06-302-024.

The Ypsilanti Township 2040 Master Plan designates this site for Mixed Use Corridors, a designation located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto-oriented uses that draw regional and local customers.

The site is already a developed site of Cueter Chrysler and they are requesting to put an addition on an existing building. The proposed plan is to remove 12 of their inventory parking spaces to accommodate the construction of this additional building. The parking spaces to be eliminated would not impact the overall required parking for the development.

The comments made by various departments are as follows:

OHM: Some minor details need to be resolved before the final site plan. OHM recommends preliminary site plan approval.

Fire Department: The fire marshal approved the preliminary plans.

YCUA: Engineer Manager Scott Westover has no concerns due to no proposed water supply or wastewater work.

Road Commission and Water Resources Commission are not applicable because this property already has an existing curb cut that would be utilized. In addition, the front portion of the building for construction is already impervious surface.

The following are the conditions that the Planning Commission might consider:

- The applicant shall repaint the existing smooth block wall on the east elevation of the existing building.
- The applicant shall replace damaged shingles on the south elevation of the existing building.

- The applicant shall remove the non-conforming pole sign in front of the existing building and adjacent to Washtenaw Ave.
- The applicant shall repair damaged soffit vents on the south elevation of the existing building.
- The applicant shall address all outstanding comments from OHM before Final Site Plan Approval.
- The applicant shall obtain all applicable outside agency permits before construction.

The Planning Commissioner inquired if there was any plan to change the sidewalk. Mr. Iacoangeli stated that significant work was done on the sidewalk when Cueter Chrysler added some treatment during the rebranding.

Ms. Peterson inquired about the sidewalk missing near the drainage and suggested that the curb be painted.

Steve DeMars (General Manager of Champion Cueter Chrysler for the last 25 years) informed the Commission that the building was acquired years ago. Many improvements were made as part of the redesigning of the facility. The curb situation resulted from an accident two years ago, where a drunken driver drove through. The sign from the previous owner would be brought down since it is not being utilized. The additional space is going to be used to detail more vehicles. The plan is to replace the existing carwash with a more up-to-date one that can service the customers better.

A permit from MDOT would need to be acquired for the curb to be fixed.

MOTION: Mr. Doe **MOVED** to approve the preliminary site plan of Mr. Stan Schafer representing Cueter Chrysler to permit the construction of a 1,200-square-foot building addition for the use of a car prep/car wash area located at 2418 Washtenaw Avenue, K-11-06-302-024.

This motion is further made with the following conditions:

- The applicant shall repaint the existing smooth block wall on the east elevation of the existing building.
- The applicant shall replace damaged shingles on the south elevation of the existing building.
- The applicant shall remove the non-conforming pole sign located in front of the existing building and adjacent to Washtenaw Ave.
- The applicant shall repair damaged soffit vents on the south elevation of the existing building.

- The applicant shall address all outstanding comments from OHM before Final Site Plan Approval.
- The applicant shall obtain all applicable outside agency permits before construction.

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

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

B. Adoption of regular Planning Commission meeting dates for the 2023 calendar year

MOTION: Ms. Peterson **MOVED** to adopt the regular Planning Commission meeting dates for the 2023 calendar year. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

vii. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

None to Report

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

None to Report

xii. OTHER BUSINESS

None to Report

xiii. **ADJOURNMENT**

MOTION: Ms. Peterson **MOVED** to adjourn at 7:07 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

Respectfully Submitted by Minutes Services