

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, November 22, 2022
6:30 p.m.**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Gloria Peterson - Board Liaison
Elizabeth El-Assadi
Larry Doe
Ryan Hunter

COMMISSIONERS ABSENT

Muddasar Tawakkul

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, 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 OCTOBER 25, 2022, REGULAR MEETING MINUTES

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

iii. APPROVAL OF AGENDA

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

iv. PUBLIC HEARINGS

Applicant: Ms. Maryam Issa

Address: 5445 Scott Ct. Ypsilanti, MI 48197

Parcel: K-11-22-304-045

Request: consider the special conditional use permit application of Ms. Maryam Issa in order to permit a group daycare home, providing care for up to twelve (12) children, for a site zoned PD – Planned Development.

Mr. Iacoangeli stated the parcel was 0.256 acre parcel with a 2-story residential dwelling and attached 2-car garage. The house is use for single-family, residential purposes. The applicant previously received a permit for up to six (6) children in the township and is now requesting a permit for up to twelve (12) children. The adjacent parcels are all zoned as PD and the master plan calls for neighborhood preservation. While this area had not been previously used for a daycare and would not require approve for up to six children, it does require approve for up to twelve children.

In Section 420 of the Township Zoning Ordinance, prior to establishment of a group daycare home, the applicant must obtain the special conditional use permit and they must meet or exceed the requirements specified in Section 11-55 in addition to any other applicable state regulations.

In Section 125.3206, the Zoning and Enabling Act, a group childcare home shall be issued a special use permit, or other similar permit, if the group childcare home meets all of the following standards. One of the standards is that it isn't closer than 1,500 ft to any of the following:

- 1) another licensed group childcare home
- 2) foster care, small group home, or large group home
- 3) a facility offering substance use disorder services
- 4) a community corrections center

The applicant meets all the above standards and the Planning Commission looked at the application in February to confirm the finding.

Mr. Iacoangeli offered to define a group childcare home. The Board stated they did not need an explanation at the time.

This site would not need to use existing infrastructure such as open space or playgrounds in the neighborhood as they had all those facilities on their yard, as the state rules require.

Mr. Iacoangeli asked if there were any questions for the applicant.

The applicant was asked if she had another daycare location. Mr. Hamad Rassara, Ms. Maryam's husband, stated that they had previously lived in another neighborhood and ran a

daycare there. They are now living at the current address and are interested in increasing the daycare.

The applicant was asked how long they were in business. Mr. Rassara stated they were in business from 2016 until September 2022.

The applicant was asked if the garage would be used for the applicant's vehicles and the driveway would be used for the caregiver's vehicles. Mr. Rassara stated their driveway can hold two cars, which is where they will park their cars, and the driveway can hold six cars.

The applicant was asked how many employees would work at the group daycare. Mr. Rassara stated he, his wife, and their 16-year-old daughter.

Mr. Iacoangeli stated the Planning Department recommend that the special use permit be granted. The applicant agrees to enter into a special conditional use agreement with the conditions listed on page 19 of the packet. The important things that the applicant is looking for is that the applicant will seek all necessary state and local inspections before operating and issuing copies of said inspection reports with their state license prior to opening.

Public Hearing was opened and closed at 6:41 p.m. There was no public comment.

Further Discussion from Commissioners.

The applicant was asked that since they are living at the new location, the old location is no longer in operation. Ms. Issa stated that was correct. Mr. Rassara stated when you move, the old license is removed and they had to open a new license as theirs expired in September plus they had moved. Mr. Iacoangeli stated that since it is more than six children, they have to seek approval from the Board.

MOTION: Ms. El-Assadi moved to approve the special conditional use permit request of Maryam Issa for the purpose of allowing a group daycare home, providing care for up to twelve (12) children, for a site zoned PD – Planned Development, located at 5445 Scott Ct., Parcel K-11-22-304-045, 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 the group daycare home, to the Office of Community Standards, a daycare application, and all documentation is required by the daycare application including but not limited to, scaled and accurate survey drawing correlated with legal description and showing all existing buildings, drives, and other improvements, copy of the state license, copy of inspection reports, drawings or pictures of the house layout showing the rooms utilized for the daycare. The subject site shall be brought into compliance with all state building and fire codes pursuant

to state licensing rules. Use shall comply with township sign ordinance, required off-street parking shall be provided during hours of operation, outdoor play areas should be provided pursuant state licensing rules. For the safety of all occupants and upon sufficient notice, the applicant shall permit, prior to operation of a group daycare home, the dwelling to be inspected by the township building official and/or fire marshal to ensure compliance with the adopted property maintenance code. Ms. Peterson seconded the motion. The motion **passed** with unanimous consent.

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

None to report

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 shared that at the last Executive Board meeting, a piece of property was sold off of Joe Hall Drive. They will be coming to a planning meeting to talk about it.

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

None to Report.

x. **TOWNSHIP ATTORNEY REPORT**

None to Report.

xi. **PLANNING DEPARTMENT REPORT**

The Planning Director stated they were pleased that the Township Board considered the purchase offered to the township by Auldi Company for a 2.5 acre parcel across from the Sheriff Department's Sub-station. A site plan should come to them in the next couple months, as they hope to be open by Thanksgiving the following year.

The Planning Director stated the Children's Healing Center, across the street from the Auldi project, completed their pre-application meeting and should be submitting plans for review soon. It is a non-profit that would be opening its South location. There are many other projects in the works but are not ready to come before the planning commission yet.

There will be only one more meeting in December 2022 which will serve as a work session to go over ordinance changes that will be updated after the 1st of the year. It will include fixes to the zoning ordinances. All items will be reviewed. On the 13th, there will be a session to discuss ordinance changes.

xii. **OTHER BUSINESS**

None to Report.

xiii. **ADJOURNMENT**

MOTION: Ms. Doe **MOVED** to adjourn at 6:52 pm. The **MOTION** was **SECONDED** by Mr. El-Assadi and **PASSED** by unanimous consent.

Respectfully Submitted by: Minutes Services