

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, December 13, 2022  
6:30 pm**

**COMMISSIONERS PRESENT**

Bill Sinkule, Vice-Chair  
Gloria Peterson - Board Liaison  
Elizabeth El-Assadi  
Larry Doe  
Ryan Hunter  
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 NOVEMBER 22, 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**

None to report.

**v. OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

A. **WORK SESSION: TO DISCUSS DRAFT PROPOSED ZONING TEXT AMENDMENTS.**

Mr. Iacoangeli presented the proposed zoning text amendments aggregated by the Planning Department since the adoption of the new zoning ordinances. This discussion would be preliminary with an in-depth discussion in 2023 and submission for approval in February. It was noted that there were 3 zoning districts and they would need adjustments, in particular in the industrial districts. Mr. Iacoangeli highlighted larger changes in the proposal:

Article IV from District Regulation Updates will acknowledge that single-family homes are authorized in multi-family homes and that district standards will be used that are most compliant for the lot. Mr. Iacoangeli stated this item came up after Habitat for Humanity tried to build a small home in a multi-family zoned area.

Section 507 – Design Standards had previously been left out. Information would be included so that someone who cannot get to 50% transparency on a non-public side of the building can still remain in compliance without using 50% glass on that side.

Article 10 – Special Land Use Review - Section 1005. Language will be included that states if an individual has conditional use, and is working in good faith to get a project done, then the conditional use will remain in place. This came after Roundhouse was required to return on multiple occasions for conditional use.

Article 11 - Temporary Sidewalks Outdoor and Tent Sales for principal uses or specific use provisions. It will state that 'Off-street parking shall be provided in keeping with the standards of 1205 parking requirements in those instances where usable floor area cannot be effectively measured. The sales space utilized will be included as measurable floor area.' This will create standards for tent sales.

Part 2 – B is being eliminated. The language is being adjusted to be more consistent around produce in tents. It was noted that typically sale of produce happens on farms, and in those cases they cannot quantify parking spaces needed which is why they will therefore be removing requirements from 1205.

State license residential child care and adult care facilities – outdated state licensing rules will be replaced with the State of Michigan's licensing rules. This will remove antiquated and specific words as details can vary and trying to keep up with it can be difficult.

Section 2109 will be taken out and replaced with Article 15 to clean up references to new ordinances.

Food truck ordinances from March did not include enough guidelines for staff to issue permits effectively. The proposed detail was taken from several surrounding municipalities. It will require that applicants get a yearly zoning compliance permit and display it so that the Enforcement Code is aware of it. The application will require documentation of property owner's permission, proposed location, permit terms, and county applicable health department rules to all be submitted with the permit. Food trucks have to provide trash and recycling receptacles for customer waste no more than 10 ft from the vendor. Food truck vendors are responsible for removing all associated trash, litter, and refuse from the site at the end of each day. Food truck vendors shall not cause parking, traffic, or vehicular accessibility conflicts, or pedestrian or other non-motorized conflicts allowing Enforcement to move trucks that have unintended consequences in the specified aspects. Food truck vendors may not use flashing or blinking lights to draw attention and anything over 60 watts has to be shielded. No loud music or application devices can be used to draw attention. No signage can be used other than what is on the truck. Food truck operations cannot be done for more than 12 hours and cannot be open past 10 p.m. Food trucks cannot be left unattended and no dining areas can be created for the food truck.

Permitted exterior wall signs and form-based codes for each unit will be determined as 1 sf of signage. No signs will be painted on the façade of the building. These items came to correct crowded units on buildings and individuals painting on signs rather than using traditional wall signs or monument signs.

The Board discussed examples of painted signs including a daycare.

Section 1305 - Walls and Fences was updated by removing the 6 ft fence requirements on side yards and front yards. It previously said if the house across the street faces one's yard then they cannot have a privacy fence. Updates would allow this with a 10 ft setback. Fences on through lots will also be allowed up to 6 ft with a 10 ft setback on the second front yard facing the through lot. Graphics will be updated accordingly.

Mr. Tawakkul joined the meeting at 6:53 p.m.

District regulations on industrial districts will have updated lines. Single-family homes in these areas can also use the most applicable districting rules with in multi-family zones.

For marijuana facilities, operating is rendered non-conforming by the subsequent location by places of worship, school, childcare facilities, or public parks. Language will now include that if a marijuana establishment is in a neighborhood first and one of said groups comes to the neighborhood after, then they are still conforming despite the separation distance otherwise stated.

Commercial kennels or pet daycares were listed in neighborhood business and general business. Commercial kennels will be removed from that list as they are not consistent with requirements.

Smoking lounges were updated to be a special condition use by the Planning Commission. The previous ordinance did not have a section of conditional use despite reference to them having a condition in Section 1131.

Public utility buildings without storage yards did not previously have a designation so they would be placed under special land use by the Township Board for public hearing processes on new public utility buildings.

Towing services were operating from automotive repair businesses and ordinance enforcement was having trouble monitoring them. Moving forward, they will be moved out of neighborhood business and general business as they usually have heavy tow yards, cars not in driving conditions, and impounding lots.

The Board asked if towing would be moved to the regular industrial zone. Mr. Iacoangeli stated they would still be allowable in industrial districts; the update only addresses them in commercial centers. Mr. Iacoangeli noted that towing services were also being added to ICR districts as that is where car impacting historically takes place.

The Board asked if companies were currently towing in those areas or if it would impact them. Mr. Iacoangeli stated that the previous ordinance update in March impacted them but most of the bigger towing companies were on Michigan Avenue going out of town. Those already established are allowed to maintain their business but they cannot expand in the future.

Crematoriums now have special land use subject to conditions and a public hearing by the Board of Trustees. Crematoriums are regulated as a cemetery by the State of Michigan and there are a lot of state laws that go along with them. They will be changed to special land use processed by the Board of Trustees if one chooses to locate in town.

Massage therapy was previously included in the IC district but will be removed. After comparing definitions with other districts. Regular personal services would include barber shops, salons, massage therapy, spas, etc. under the State of Michigan licensing. Adult personal services would include erotic massage, body painting, burlesque theatre, etc. all of which would require special use. All businesses have a first amendment right but there is not a lot open in the historical IC district so many people aren't interested in opening business there. This change will allow legitimate massage businesses and spas to open on their own. Massage establishments can currently only hold 20% of another business such as a nail salon.

Tattoo Parlors were also taken out of the IC district and placed into the regular business district as they are now mainstream and there is more regulation including licensing requirements.

Towing services aren't totally out. Being added into ICR district. Historically have other car recycling and car impounding. Use tables were to give reference of other communities regulations. At the back, language from other municipalities.

Mr. Iacoangeli stated that language from other municipalities was included. Map amendments were also being updated as some form-based districts were misclassified and some colors were wrongly assigned. Updates on drawings would be brought back to the Board.

Mr. Tawakkul asked if the adoption of the food truck requirements would impede fundraisers that use them. Mr. Iacoangeli stated there is a section stating that food trucks may be of temporary use in all zoning districts in conjunction with the special event for which township approval had been granted. This means if an event has approval, then food truck vendors can be there.

Ms. Peterson verified that no tables or umbrellas would be authorized around the food truck. Mr. Iacoangeli stated that was correct. He stated in previous years, trucks would move multiple times a day and would post their moves. As they have a smaller food truck population, that approach had not yet been standardized.

Mr. Doe suggested allowing food trucks on Michigan Avenue to create a downtown feeling since they don't have a downtown. Mr. Iacoangeli stated that the Parks Department held a food truck event once in the summer and could do it more in the summer.

Mr. Sinkule stated that mobile barber shops were beginning in other cities and it is something they could consider in the future for their own city. Mr. Iacoangeli stated that this was the first he had heard of it but it could be a possibility.

Mr. Sinkule shared that Ford would soon have an event where they would replace batter, oil, and/or tires for Lincoln owners. He asked if the township needed regulations for it. Mr. Iacoangeli stated that it was a home service and as long as environmental services were taken seriously, they would not need to be involved.

**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**

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 that it would be Amy Steffens' last meeting as she was returning to her previous job.

The Board asked if there was an Economic Development position filled for the township. Mr. Iacoangeli stated the position was still open.

xii. **OTHER BUSINESS**

None to Report.

xiii. **ADJOURNMENT**

**MOTION:** Ms. Peterson **MOVED** to adjourn at 7:25 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

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Respectfully Submitted by: Minutes Services