

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

Tuesday, August 9, 2022

6:30 P.M.

If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE MAY 24, 2022 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
6. OLD BUSINESS
7. NEW BUSINESS
 - A. PAINT CREEK CROSSING - PLANNED DEVELOPMENT – 1816-2130 WHITTAKER ROAD (PARCELS K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034) TO CONSIDER A REVISION TO THE APPROVED SITE PLAN FOR THE PURPOSE OF CHANGING THE LANDSCAPING
 - B. ELECTION OF PLANNING COMMISSION OFFICERS
 - C. 2021 PLANNING COMMISSION REPORT TO THE BOARD – TO CONSIDER SUBMITTING TO THE TOWNSHIP BOARD OF TRUSTEES A 2021 PLANNING COMMISSION REPORT PURSUANT TO SECTION 125.3819 OF THE MICHIGAN PLANNING ENABLING ACT, PA 33 OF 2008
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**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 reviewed 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.

DRAFT

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report
Landscape Amendment
Revisions to Approved Site Plan Application
1816-2040 Whittaker Rd. Ypsilanti, MI 48197

August 9, 2022

CASE LOCATION AND SUMMARY

The Office of Community Standards received an application for a revision to the approved site plan for the purpose of changing the landscaping for a site zoned PD, Planned Development, located at 1816-2130 Whittaker Rd, parcel K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034, also known as Paint Creek Crossing.

OWNER/APPLICANT

Josh Grenadier
1816-2130 Whittaker Rd. Ypsilanti, MI 48197

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The subject site is a 21.764-acre parcel, zoned PD – Planned Development, in the Commercial West Side Neighborhood. The site is a one-story 190,567-square foot shopping center with 6 buildings, and many commercial tenants. The site is zoned, developed, and used for commercial purposes. The front façade faces Whittaker Road and the shopping center entrance is on Whittaker Road.

The original site plan was approved on May 28th, 2002 with 34 trees lining the front of the shopping center from the north east corner of the property to the south east corner of the property. These trees ran down Whittaker Road just west of the existing side walk. Since 2020, the trees which once ran along Whittaker Road were removed without an approved revision to the site plan.

1816-2040 WHITTAKER RD.



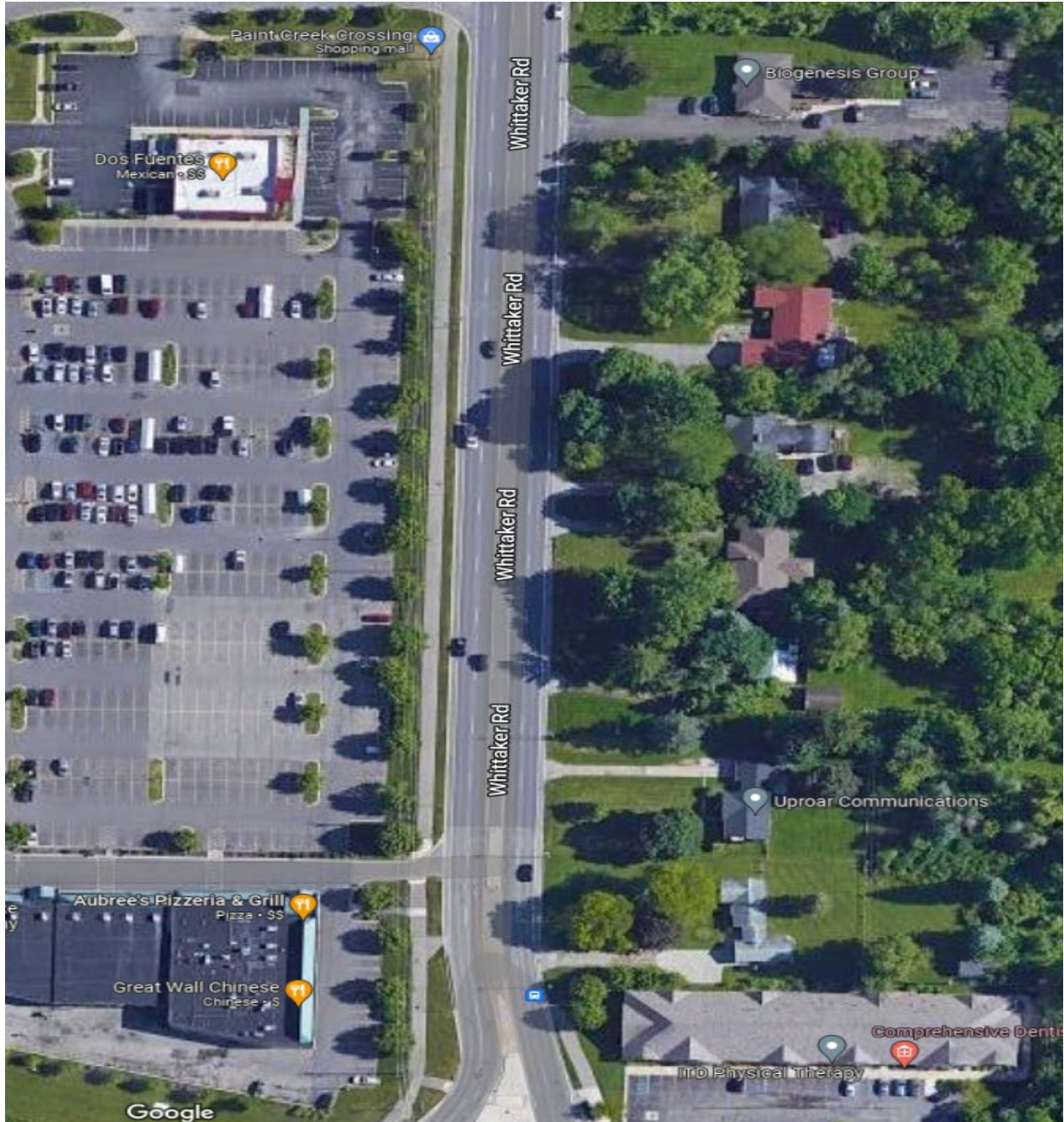
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Aerial Photo: 2020

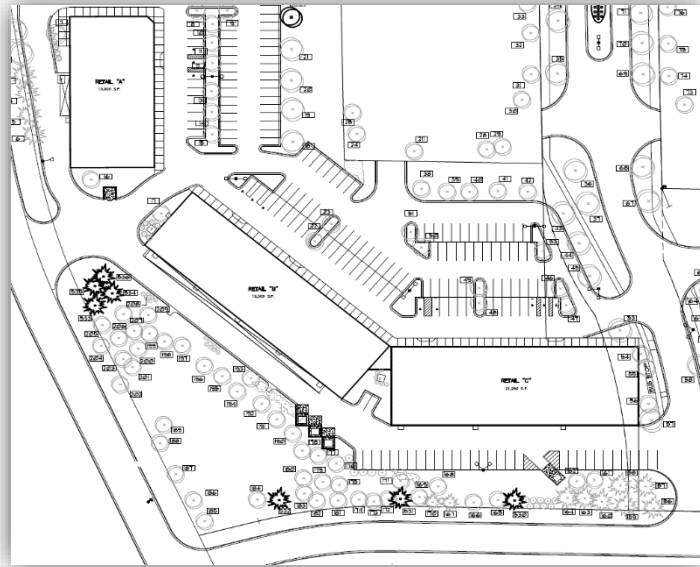
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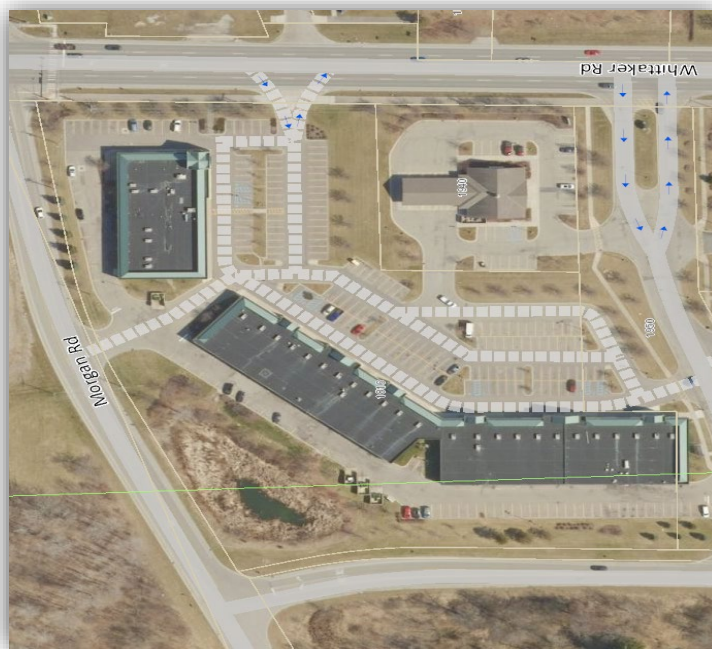
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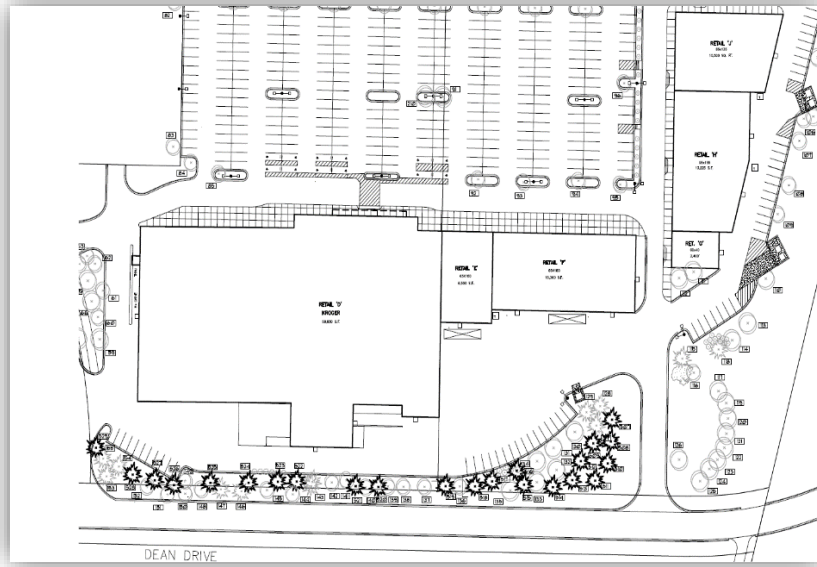
If approved, the landscaping revision to the approved site plan would add 30 Spruce Trees behind the shopping center along Dean Drive, 7 Bradford Pear Trees along the Eastern edge of the shopping center parking lot adjacent to Whittaker Road, 2 Rose Boxwoods, and 10 Hydrangea Rose Bushes adjacent to the sidewalk along Whittaker Road.



(Proposed Landscaping Plan)



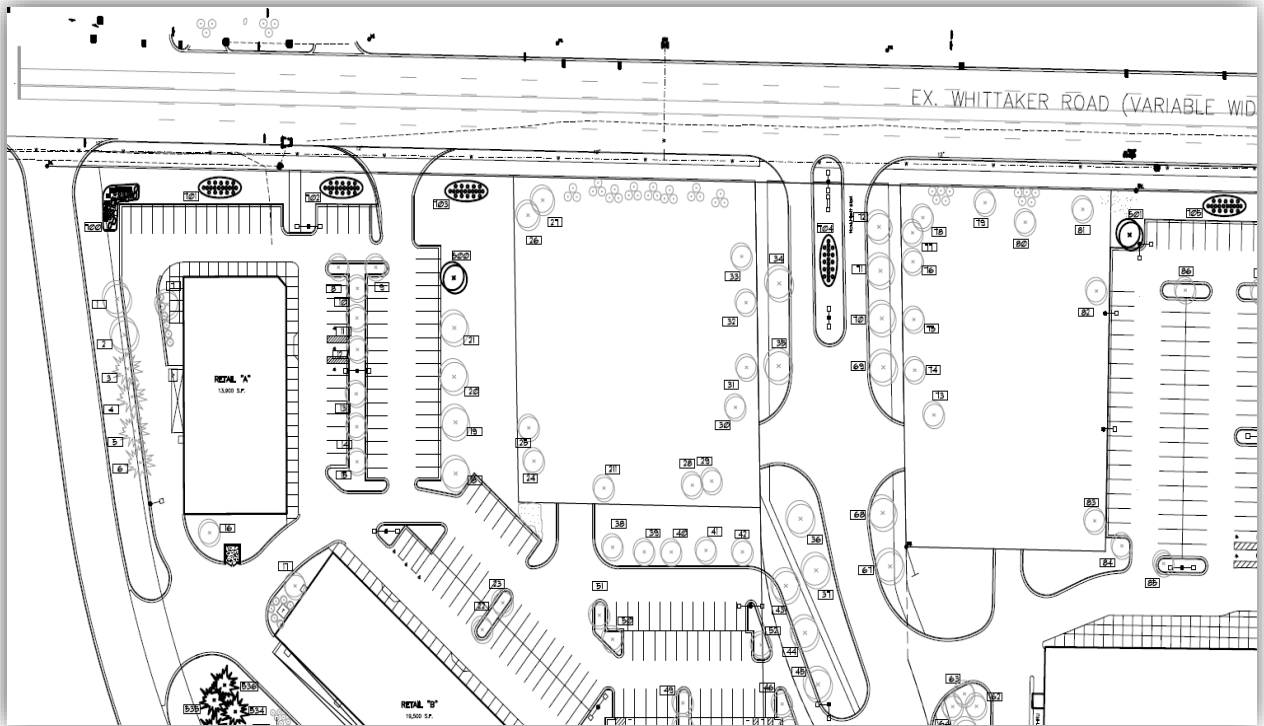
(Aerial Reference)



(Proposed Landscaping Plan)



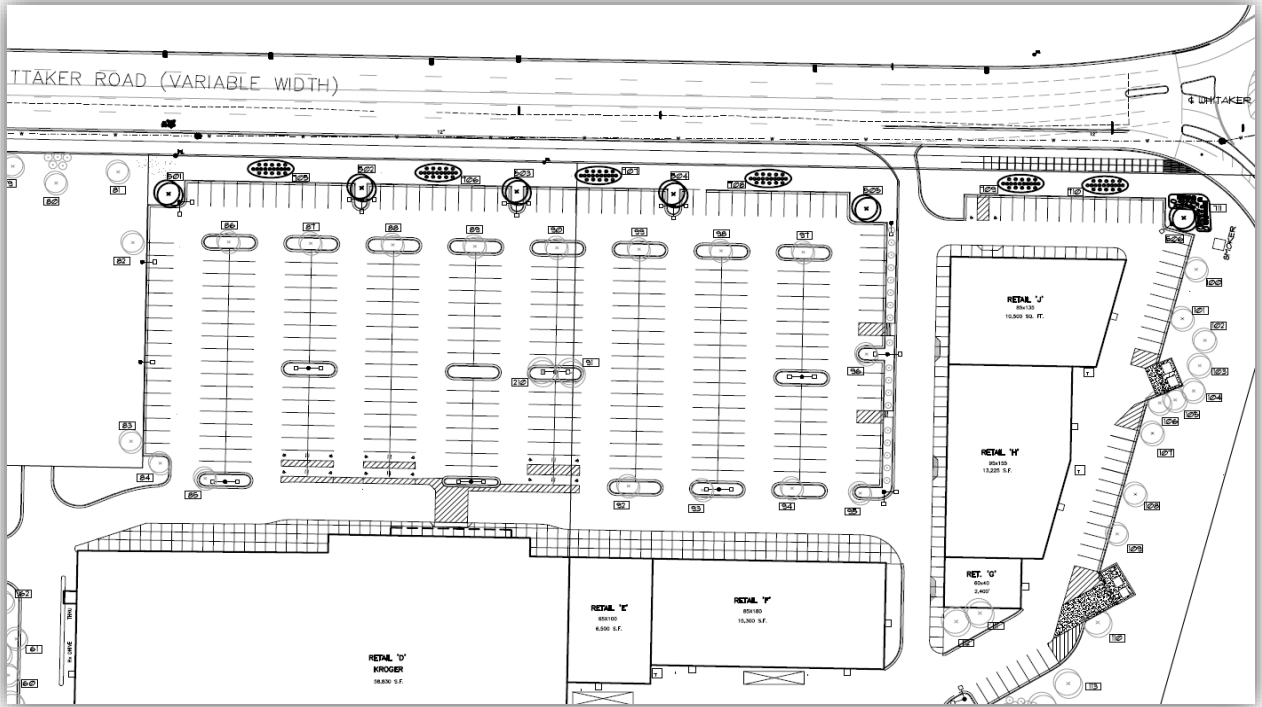
(Aerial Reference)



(Proposed Landscaping Plan)



(Aerial Reference)



(Proposed Landscaping Plan)



(Aerial Reference)

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Direction	Use	Zoning	Master Plan
North	Commercial	TC	Township Core
South	Commercial	TC	Township Core
East	Vacant	PD	Township Core
West	Residential	TC	Township Core

SITE HISTORY

The site has been used for as a commercial shopping center since 2003.

NATURAL FEATURES

No natural features will be impacted by this proposed project. New natural features will be added if approved.

PROJECT ANALYSIS

The landscape revision plan has been reviewed by the Township Planning Consultant, Carlisle Wortman Associates, Inc. Benjamin R. Carlisle, AICP offers the following comments:



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 21, 2022

To: Jason Iacoangeli, Planning Director

From: Ben Carlisle, AICP

Date: July 21, 2022

Re: Paint Creek Crossing Landscape Plan Amendment

We have been asked to review an amendment to an approved Landscape Plan (and installed planting) for Paint Creek Crossing.

	Approved	Proposed	Notes
Whittaker Road Planting (north of common drive)	Mix of Honey Locust (deciduous trees) and Forsythia (flowering shrub) Planting is spread to provide landscaping along length of corridor frontage	Mix of Hydrangea, Roses, and Boxwoods Clumped together so not to provide landscaping along corridor frontage.	Roses are not hardy. Replace with more hardy species. Include deciduous trees along Whittaker Road at 40-ft on center.
Whittaker Road Planting (south of common drive)	Mix of Honey Locust (deciduous trees) and Forsythia (flowering shrub) Planting is spread to provide landscaping along length of corridor frontage	Mix of Hydrangea, Roses, and Boxwoods. Bradford Pears placed every +/-120 feet. Clumped together so not to provide landscaping along corridor frontage.	Roses are not hardy. Replace with more hardy species. Bradford Pears is invasive. Replace Bradford Pear with alternative species such as: <ul style="list-style-type: none"> • Eastern Redbud • Serviceberry • Blackhaw Viburnum • Wild plum • Ironwood/Easter Hophornbeam • American Hornbeam • Black Gum • Yellowwood And plant at 40-ft on center.
Morgan Road Detention Pond Planting	Mix of evergreen, deciduous and shrubs	Supplement with additional Spruce trees that were approved as part of original landscape plan	Consistent with approved landscape plan
Dean Drive Planting	Mix of evergreen, and deciduous	Supplement with additional Spruce trees that were approved as part of original landscape plan	Consistent with approved landscape plan

RECOMMENDATIONS

We recommend amendment to the Landscape Plan with the following the following conditions:

1. Replace roses with more hardy species;
2. Replace Bradford Pears with noted alternative;
3. Include deciduous trees along entire length of Whittaker Road at 40-ft on center.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

Suggested Motions:

The following suggested motions are provided to assist the Commission in making the desired motion of their choice. The Commission may use, add, or reject any conditions suggested herein as they deem appropriate.

Motion to approve:

I move to approve the landscaping revision to the approved site plan for special a site zoned PD, Planned Development, located at 1816 – 2040 Whittaker Road, parcel, K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034, also known as Paint Creek Crossing with the following conditions:

1. The applicant shall follow the conditions set by Carlisle Wortman for the amendment to the landscape plan.
 - Replace roses with more hardy species.
 - Replace Bradford Pears with noted alternative due to the plant being invasive. Alternatives include, but are not limited to:
 - Eastern Redbud
 - Serviceberry
 - Blackhaw Viburnum
 - Wild plum
 - Ironwood/Easter Hophornbeam
 - American Hornbeam
 - Black Gum
 - Yellowwood
 - Include deciduous trees along the entire length of Whittaker Road at 40-ft on center.

Motion to table:

I move to table the landscaping revision to the approved site plan for special a site zoned PD, Planned Development, located at 1816 – 2040 Whittaker Road, parcel, K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-200-034, also known as Paint Creek Crossing in order to consider the comments presented during this public hearing and to further allow the applicant to resolve the issues noted during this public hearing.

Motion to deny:

I move to deny the landscaping revision to the approved site plan for special a site zoned PD, Planned Development, located at 1816 – 2040 Whittaker Road, parcel, K-11-21-200-041, K-11-21-200-040, K-11-21,200-039, K-11-21-200-038, K-11-21-200-035, K-11-21-

200-034, also known as Paint Creek Crossing (Commissioner to insert reasons for denial):

Respectfully submitted,

Fletcher Reyher
Staff Planner

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DESCRIPTION

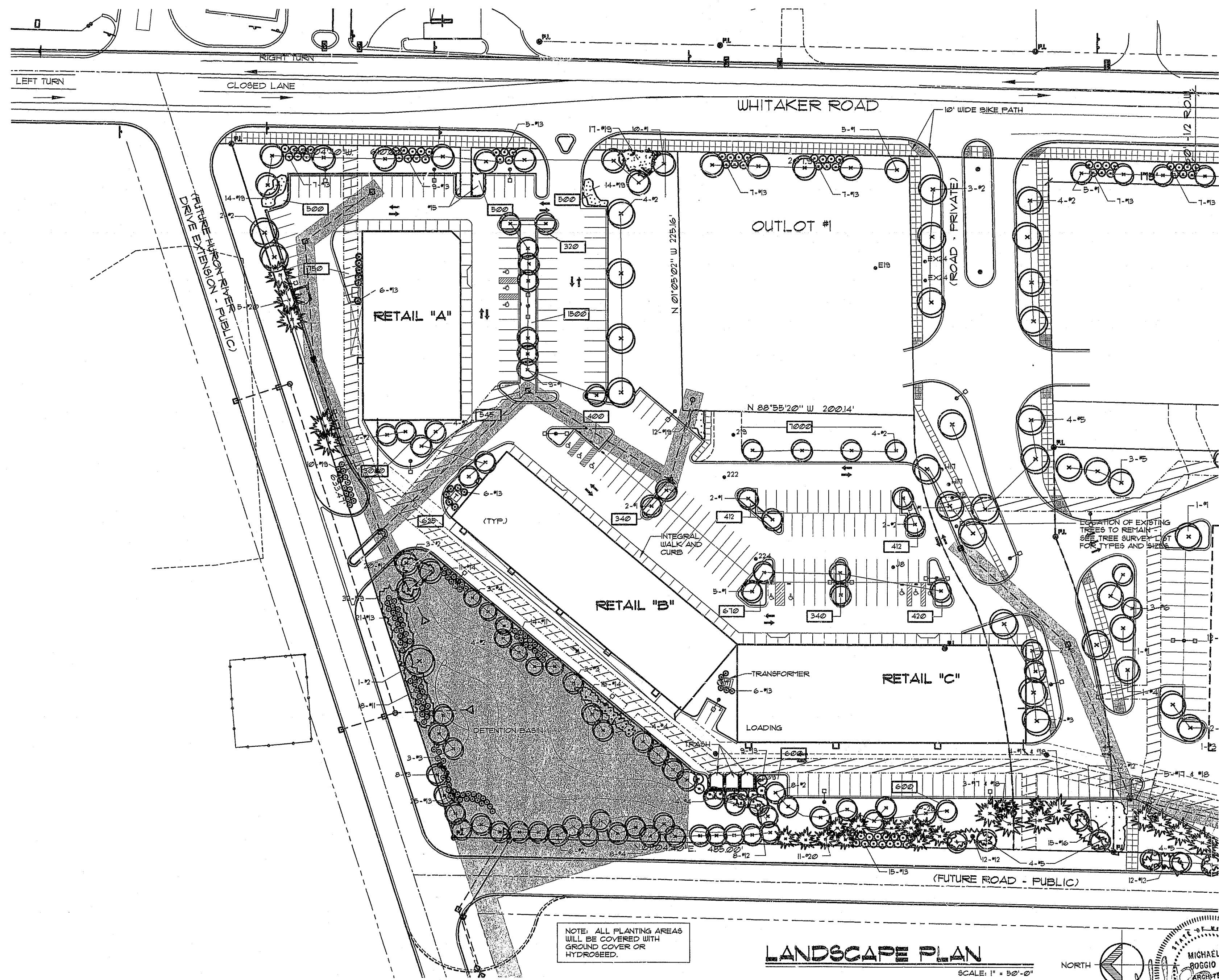
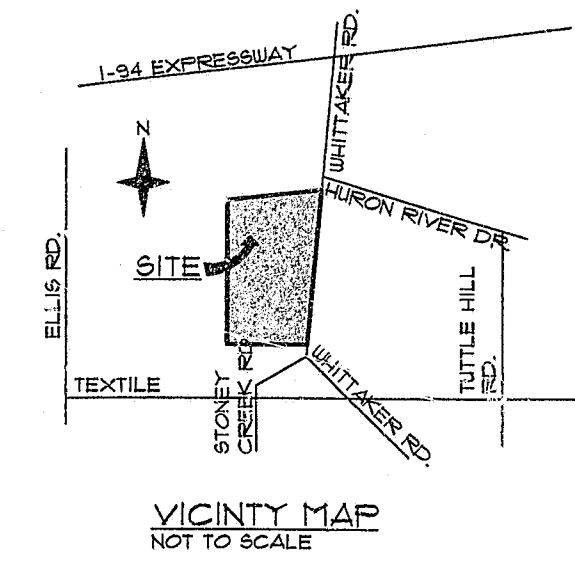
A PART OF THE NORTHWEST 1/4 OF SECTION 21 AND THE NORTHEAST CORNER OF SECTION 20, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST SECTION LINE N01°39'27"W 99.80 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE S88°55'20"W 19.36 FEET; THENCE N01°04'40"E 410.20 FEET; THENCE NORTHEASTERLY 278.30 FEET ALONG THE ARC OF A 696.42 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N15°30'17"E 71.80 FEET AND WHOSE CENTRAL ANGLE IS 24°11'08"; THENCE N88°54'50"E 11.88 FEET; THENCE S01°04'40"W 195.51 FEET; THENCE N88°55'20"E 21.17 FEET; THENCE S01°04'40"W 293.10 FEET; THENCE S88°55'20"W 460.39 FEET TO THE BEGINNING, CONTAINING 3.13 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PARCEL 1:

A PART OF THE NORTHWEST 1/4 OF SECTION 21 AND THE NORTHEAST CORNER OF SECTION 20, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE N01°39'27"W 96.13 FEET ALONG THE WEST SECTION LINE; THENCE N88°54'50"E 492.32 FEET; THENCE N15°02'21"W 16.16 FEET TO THE POINT OF BEGINNING; THENCE N15°02'21"W 562.20 FEET; THENCE N01°04'40"E 435.25 FEET; THENCE S88°55'20"E 893.11 FEET; THENCE S01°04'40"W 511.63 FEET; THENCE S88°54'50"E 54.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PARCEL 2:

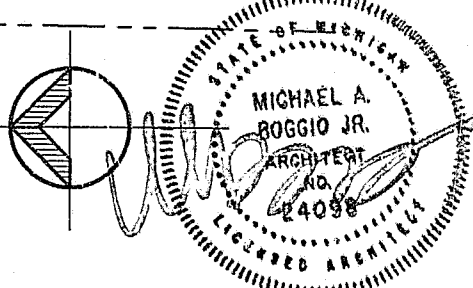
A PART OF THE NORTHWEST 1/4 OF SECTION 21, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE N01°39'27"W 99.80 FEET ALONG THE WEST SECTION LINE; THENCE S88°55'20"E 460.39 FEET; THENCE N01°04'40"E 283.10 FEET TO THE POINT OF BEGINNING; THENCE N88°54'50"E 207.49 FEET; THENCE N01°04'40"E 195.51 FEET; THENCE N88°54'50"E 790.20 FEET; THENCE S01°04'40"W 195.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.



LANDSCAPE PLAN

SCALE: 1" = 50'-0"

NORTH



<p>Michael A Boggio Assoc. Architects 30000 Telegraph Rd., Ste. 216 Bingham Farms MI 48025 (248)-259-5155</p>	
<p>PAINT CREEK CROSSING WHITAKER ROAD YPSILANTI, MICHIGAN</p>	
<p>Project:</p>	<p>Sheet Title:</p>
<p>Issued For:</p> <p>4 JUNE 2001 S&A</p> <p>23 JULY 2001 REV.</p> <p>4 DEC. 2001 EASEMENTS</p> <p>21 JAN. 2002 REV.</p>	<p>LANDSCAPE PLAN</p>
<p>LS-1</p>	<p>Sheet No.:</p>

FILE LOCATION

DESCRIPTION:

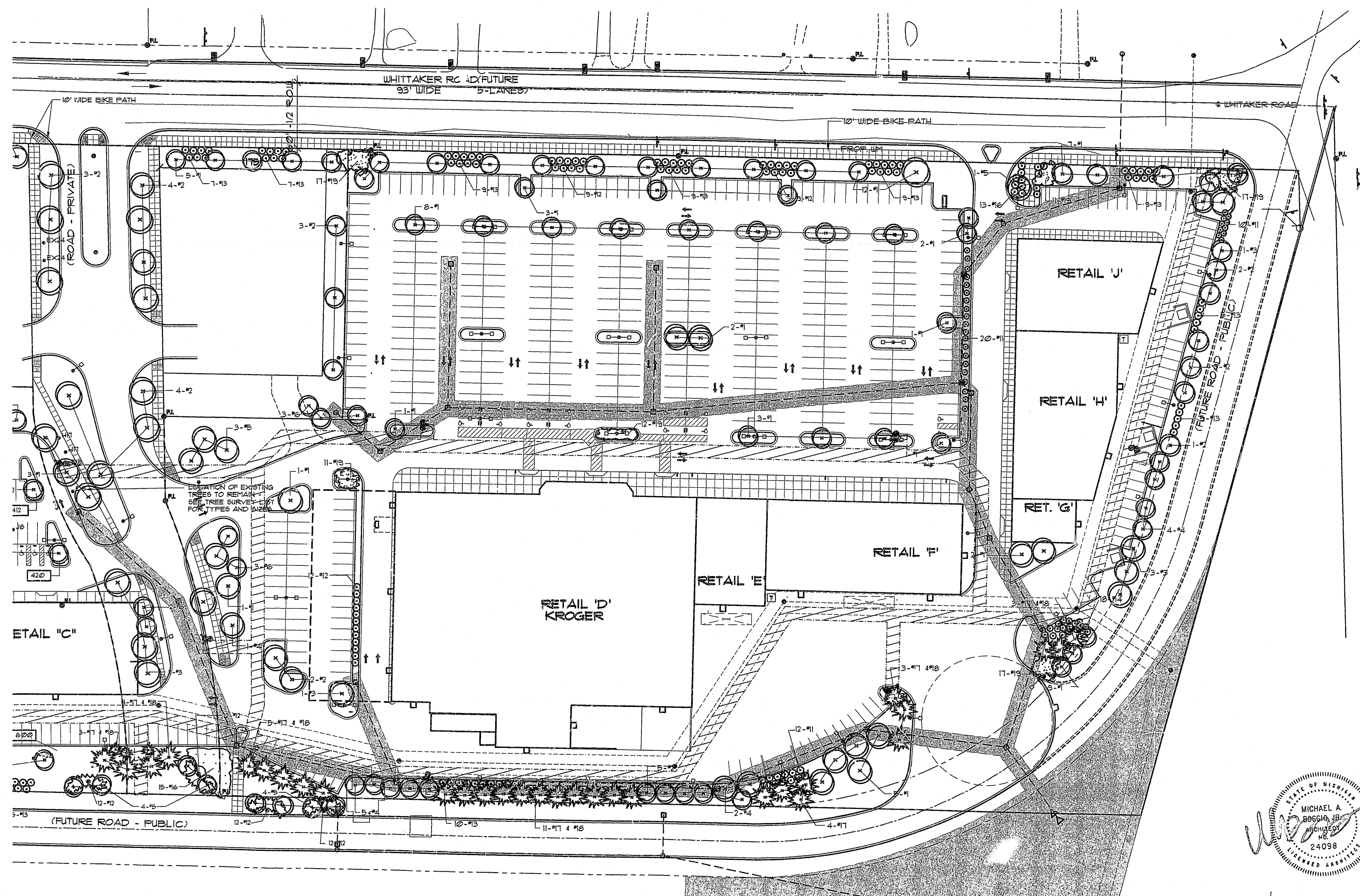
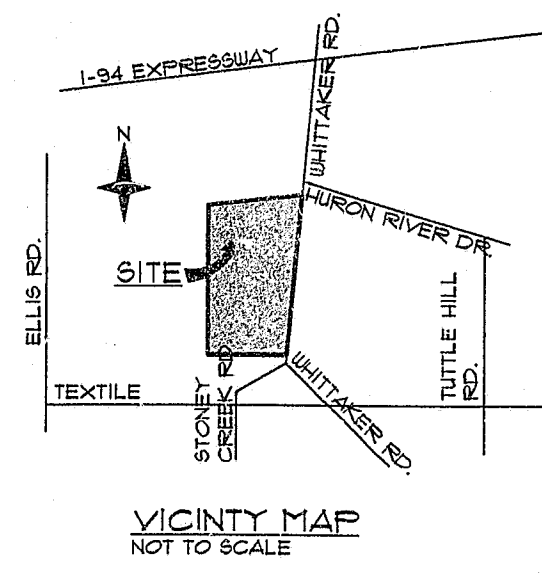
A PART OF THE NORTHWEST 1/4 OF SECTION 21 AND THE NORTHEAST CORNER OF SECTION 20, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST SECTION LINE N01°59'21"W 988.00 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE S88°55'20"W 193.38 FEET; THENCE N01°24'42"E 402.02 FEET; THENCE NORTHEASTERLY 773.50 FEET ALONG THE ARC OF A 650.42 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N75°20'12"E 211.80 FEET AND WHOSE CENTRAL ANGLE IS 24°21'51"; THENCE N88°54'58"E 11.80 FEET; THENCE S01°24'42"W 185.81 FEET; THENCE N88°55'20"E 249.82 FEET; THENCE S01°24'42"W 293.10 FEET; THENCE S88°55'20"W 460.39 FEET TO THE POINT OF BEGINNING, CONTAINING 8.13 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PARCEL 1:

A PART OF THE NORTHWEST 1/4 OF SECTION 21 AND THE NORTHEAST CORNER OF SECTION 20, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE N01°24'42"E 402.02 FEET; THENCE N01°24'42"E 402.02 FEET TO THE POINT OF BEGINNING; THENCE N75°20'12"E 211.80 FEET; THENCE N01°24'42"E 402.02 FEET; THENCE S88°55'20"E 193.38 FEET; THENCE S01°24'42"W 185.81 FEET; THENCE S88°55'20"E 249.82 FEET; THENCE S01°24'42"W 293.10 FEET; THENCE S88°55'20"W 460.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

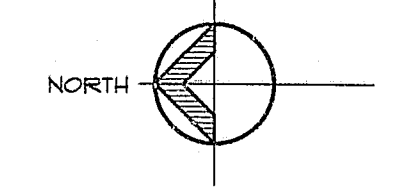
PARCEL 2:

A PART OF THE NORTHWEST 1/4 OF SECTION 21, T35, R1E, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 21; THENCE N01°24'42"E 402.02 FEET; THENCE N01°24'42"E 402.02 FEET TO THE POINT OF BEGINNING; THENCE N75°20'12"E 211.80 FEET; THENCE N01°24'42"E 402.02 FEET; THENCE S88°55'20"E 193.38 FEET; THENCE S01°24'42"W 185.81 FEET; THENCE S88°55'20"E 249.82 FEET; THENCE S01°24'42"W 293.10 FEET; THENCE S88°55'20"W 460.39 FEET TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES OF LAND MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

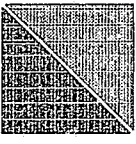
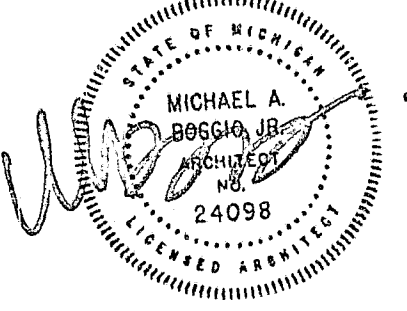


LANDSCAPE PLAN

SCALE: 1" = 50'-0"



FILE LOCATION

 <p>Michael A. Boggio Assoc. Architects 30100 Telegraph Rd., Ste. 216, Bingham Farms MI 48025 (248) 258-5155</p>	
<p>PAINT CREEK CROSSING WHITTAKER ROAD YPSILANTI, MICHIGAN</p>	
<p>Project:</p>	<p>Sheet Title:</p>
<p>Issue For:</p> <p>4 JUNE 2001 S.P.A. 23 JULY 2001 REV. 4 DEC. 2001 EASEMENTS 21 JAN. 2002 REV.</p>	<p>LANDSCAPE PLAN</p>
<p>Sheet No.:</p> <p>LS-2</p>	<p>Professional Seal:</p> 

PROPOSED:

PAINT CREEK CROSSING

WHITTAKER ROAD
YPSILANTI, MICHIGAN

Sheet Title:
LANDSCAPE PLAN

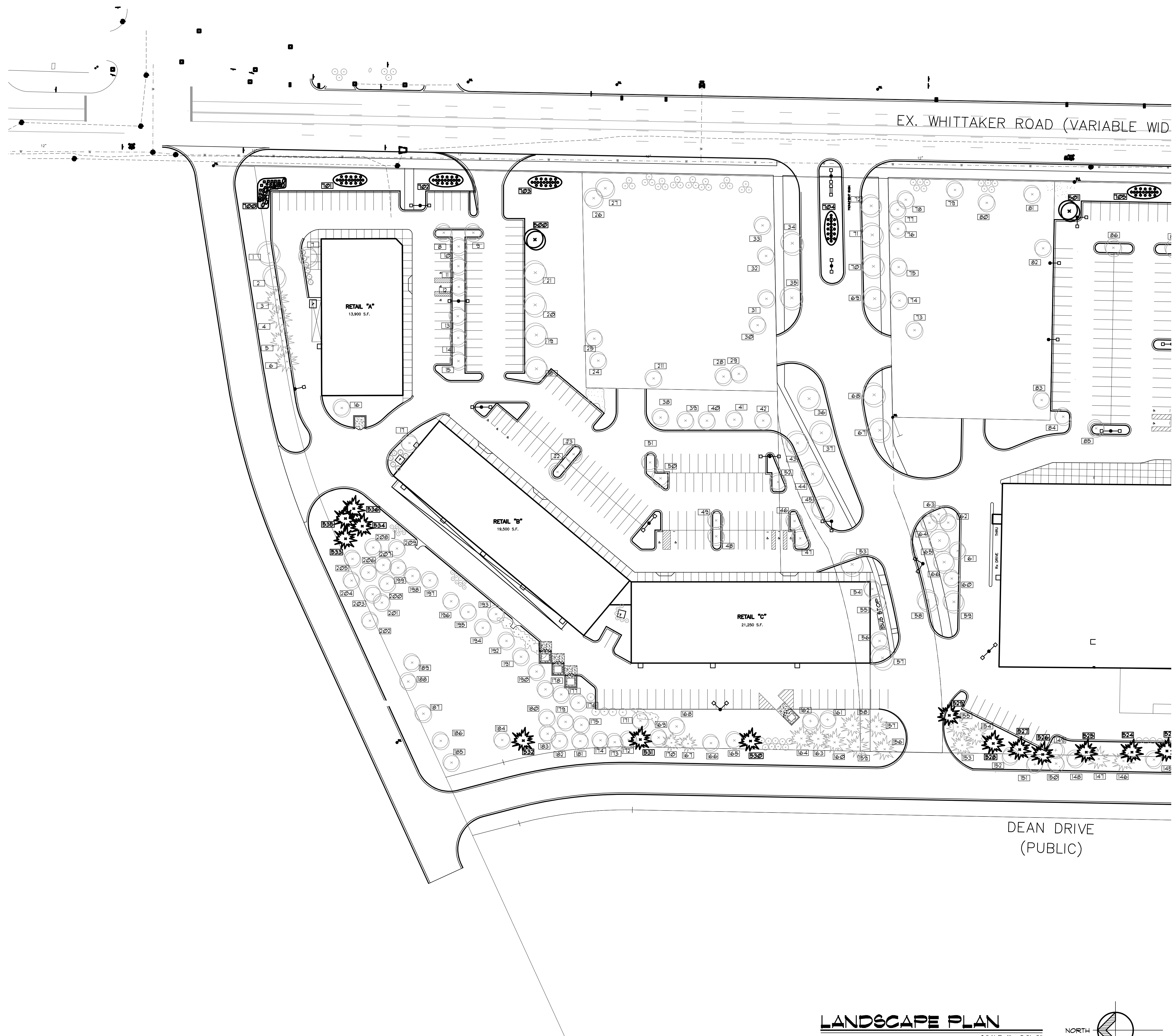
Issued For:

06-21-22 REV.

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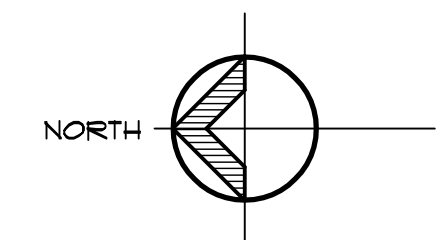
Sheet No.

LS = 1



LANDSCAPE PLAN

SCALE: 1" = 50'-0"



PROPOSED:

PAINT CREEK CROSSING

WHITTAKER ROAD
YPSILANTI, MICHIGAN

Sheet Title:
LANDSCAPE PLAN

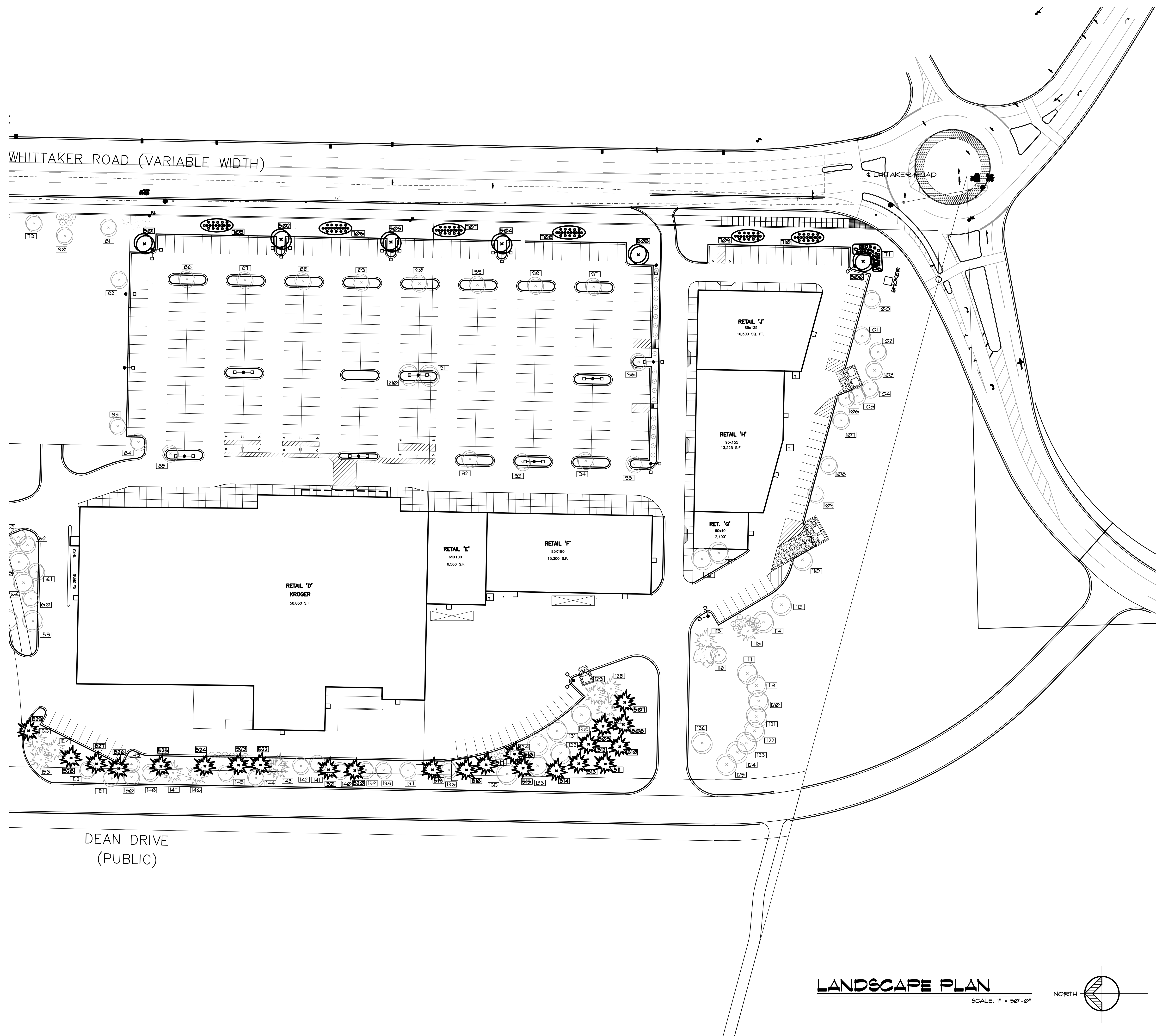
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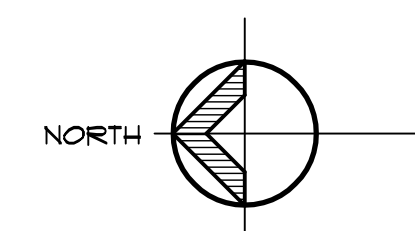
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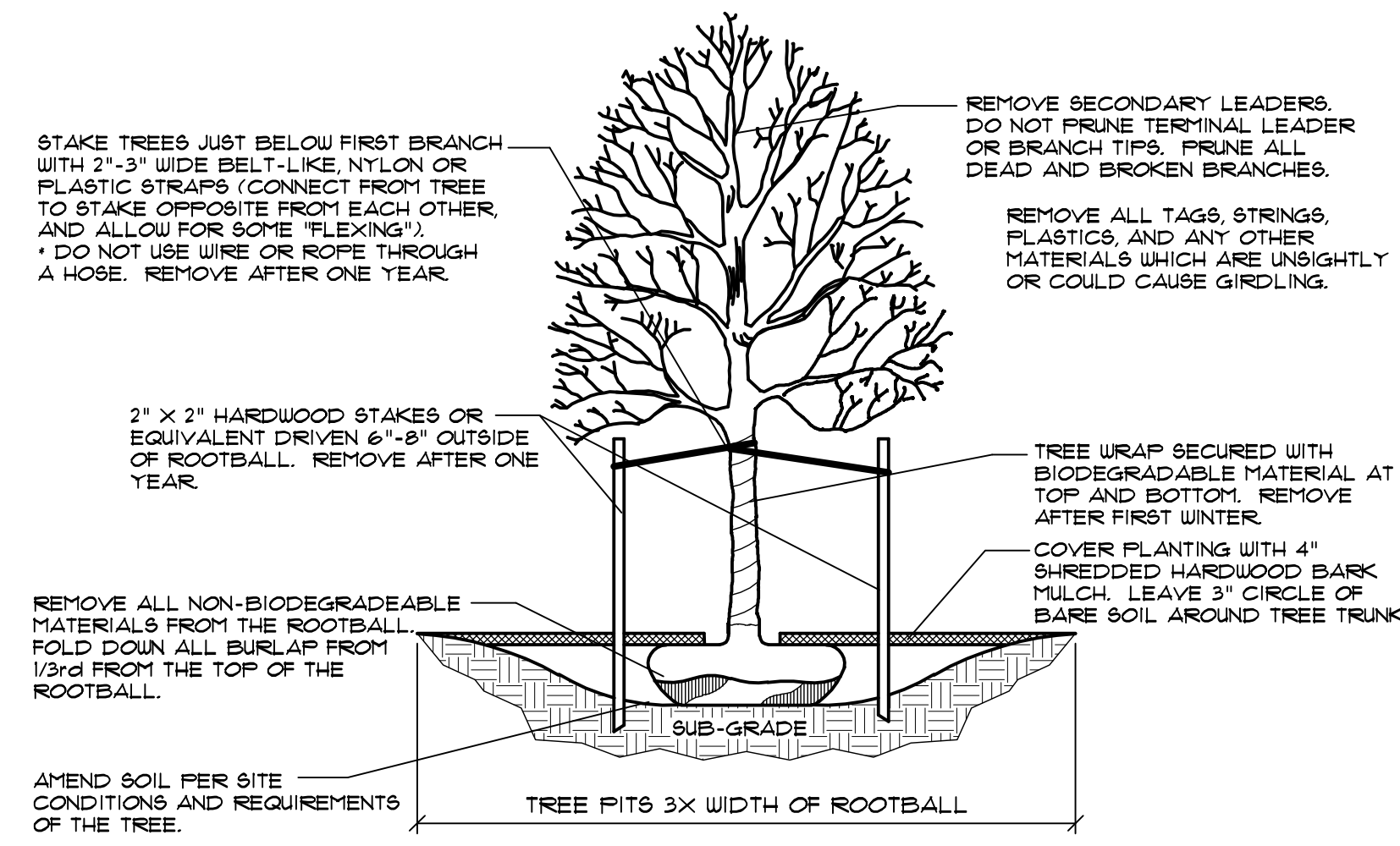
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LANDSCAPE PLAN

SCALE: 1" = 50'-0"



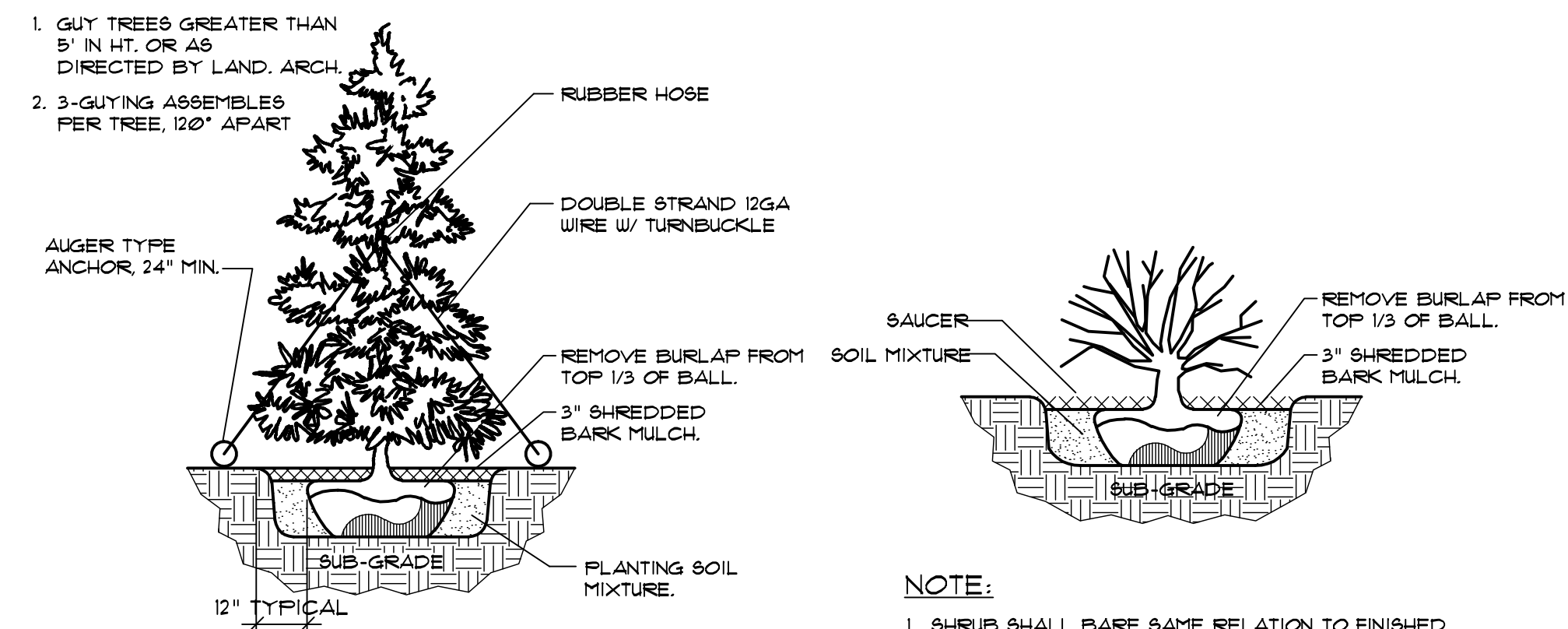


TREE PLANTING DETAIL

NOT TO SCALE

NOTE:

1. GUY TREES GREATER THAN 5' IN HT. OR AS DIRECTED BY LAND ARCH.
2. 3-GUYING ASSEMBLIES PER TREE, 120° APART



EVERGREEN TREE

NOT TO SCALE

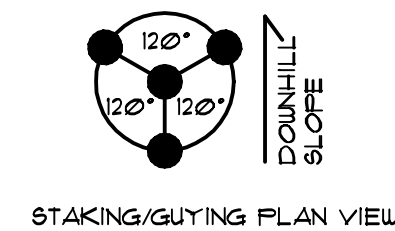
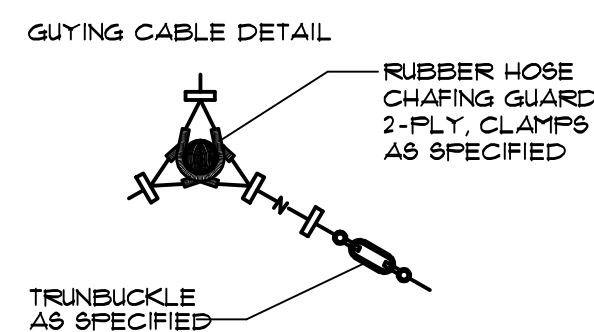
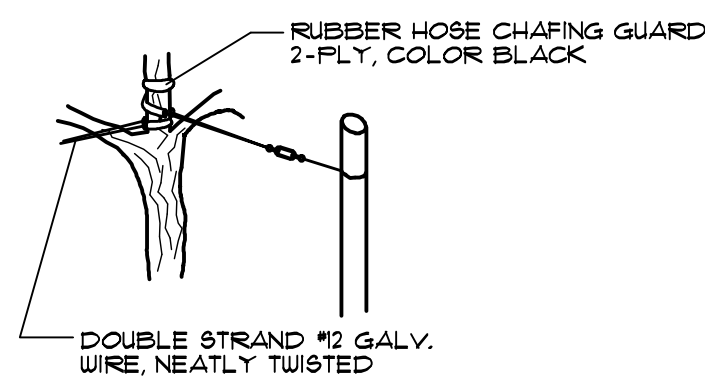
SHRUBS

NOT TO SCALE

NOTES:

1. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATIONS IN PLANT SIZE OR SPECIES TO BE CONFIRMED BY THE LANDSCAPE ARCH. AND CITY.
3. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED, AS DETAILED ON PLAN.
4. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARBARK.
5. EVER GREEN GROUPING TO VARY IN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
6. DIG SHRUB PIT 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANT HOLE.
7. REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
8. LAWN TREES TO BE MULCHED WITH A 2" WIDE MIN. OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
9. PROVIDE 60D FOR ALL NEW LAWN AREAS.
10. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN LANDSCAPE STANDARDS
11. PLANT MATERIAL, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITIONS (CLAY ETC.) PREVAIL.
12. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
13. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THAN THE FOLLOWING DISTANCE FROM SIDEWALKS, CURBS & PKG. STALLS.
 - A. SHADE TREES _____ 5 FT.
 - B. ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
 - C. SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT _____ 2 FT.
 PROVIDE ADDITIONAL SPACE BACK OF CURBS & WALKS FOR LARGER SHRUBS.
14. ALL PLANTS SHALL BE GUARANTEED FOR 2 YEARS (MIN.).

STAKING DETAIL



TIE & TURNBUCKLE

NOT TO SCALE

**PAINT CREEK CROSSING
PLANTING SCHEDULE**

ID	CATEGORY	DESCRIPTION	EXISTING	NEW	ID	CATEGORY	DESCRIPTION	EXISTING	NEW	ID	CATEGORY	DESCRIPTION	EXISTING	NEW
1	DECIDUOUS TREE	HONEY LOCUST	X		94	DECIDUOUS TREE	BRADFORD PEAR	X		183	DECIDUOUS TREE	MAPLE	X	
2	DECIDUOUS TREE	HONEY LOCUST	X		95	DECIDUOUS TREE	BRADFORD PEAR	X		184	DECIDUOUS TREE	MAPLE	X	
3	EVERGREEN TREE	SPRUCE	X		96	DECIDUOUS TREE	BRADFORD PEAR	X		185	DECIDUOUS TREE	HONEY LOCUST	X	
4	EVERGREEN TREE	SPRUCE	X		97	DECIDUOUS TREE	BRADFORD PEAR	X		186	DECIDUOUS TREE	HONEY LOCUST	X	
5	EVERGREEN TREE	PINE	X		98	DECIDUOUS TREE	BRADFORD PEAR	X		187	DECIDUOUS TREE	BRADFORD PEAR	X	
6	EVERGREEN TREE	PINE	X		99	DECIDUOUS TREE	BRADFORD PEAR	X		188	DECIDUOUS TREE	BRADFORD PEAR	X	
7	DECIDUOUS TREE	BRADFORD PEAR	X		100	DECIDUOUS TREE	HONEY LOCUST	X		189	DECIDUOUS TREE	HONEY LOCUST	X	
8	DECIDUOUS TREE	BRADFORD PEAR	X		101	DECIDUOUS TREE	HONEY LOCUST	X		190	DECIDUOUS TREE	MAPLE	X	
9	DECIDUOUS TREE	BRADFORD PEAR	X		102	DECIDUOUS TREE	MAPLE	X		191	DECIDUOUS TREE	MAPLE	X	
10	DECIDUOUS TREE	BRADFORD PEAR	X		103	DECIDUOUS TREE	MAPLE	X		192	DECIDUOUS TREE	HONEY LOCUST	X	
11	DECIDUOUS TREE	BRADFORD PEAR	X		104	DECIDUOUS TREE	MAPLE	X		193	DECIDUOUS TREE	MAPLE	X	
12	DECIDUOUS TREE	BRADFORD PEAR	X		105	DECIDUOUS TREE	MAPLE	X		194	DECIDUOUS TREE	BRADFORD PEAR	X	
13	DECIDUOUS TREE	BRADFORD PEAR	X		106	DECIDUOUS TREE	MAPLE	X		195	DECIDUOUS TREE	BRADFORD PEAR	X	
14	DECIDUOUS TREE	BRADFORD PEAR	X		107	DECIDUOUS TREE	MAPLE	X		196	DECIDUOUS TREE	MAPLE	X	
15	DECIDUOUS TREE	BRADFORD PEAR	X		108	DECIDUOUS TREE	MAPLE	X		197	DECIDUOUS TREE	HONEY LOCUST	X	
16	DECIDUOUS TREE	HONEY LOCUST	X		109	DECIDUOUS TREE	MAPLE	X		198	DECIDUOUS TREE	HONEY LOCUST	X	
17	DECIDUOUS TREE	HONEY LOCUST	X		110	DECIDUOUS TREE	HONEY LOCUST	X		199	DECIDUOUS TREE	MAPLE	X	
18	DECIDUOUS TREE	BRADFORD PEAR	X		111	DECIDUOUS TREE	HONEY LOCUST	X		200	DECIDUOUS TREE	BIRCH	X	
19	DECIDUOUS TREE	BRADFORD PEAR	X		112	DECIDUOUS TREE	HONEY LOCUST	X		201	DECIDUOUS TREE	BIRCH	X	
20	DECIDUOUS TREE	BRADFORD PEAR	X		113	DECIDUOUS TREE	OAK	X		202	DECIDUOUS TREE	MAPLE	X	
21	DECIDUOUS TREE	BRADFORD PEAR	X		114	DECIDUOUS TREE	OAK	X		203	DECIDUOUS TREE	HONEY LOCUST	X	
22	DECIDUOUS TREE	BRADFORD PEAR	X		115	EVERGREEN TREE	PINE	X		204	DECIDUOUS TREE	HONEY LOCUST	X	
23	DECIDUOUS TREE	BRADFORD PEAR	X		116	DECIDUOUS TREE	BRADFORD PEAR	X		205	DECIDUOUS TREE	HONEY LOCUST	X	
24	DECIDUOUS TREE	MAPLE	X		117	DECIDUOUS TREE	HONEY LOCUST	X		206	DECIDUOUS TREE	MAPLE	X	
25	DECIDUOUS TREE	MAPLE	X		118	EVERGREEN TREE	SPRUCE	X		207	DECIDUOUS TREE	HONEY LOCUST	X	
26	DECIDUOUS TREE	MAPLE	X		119	DECIDUOUS TREE	HONEY LOCUST	X		208	DECIDUOUS TREE	HONEY LOCUST	X	
27	DECIDUOUS TREE	HONEY LOCUST	X		120	DECIDUOUS TREE	BIRCH	X		209	DECIDUOUS TREE	MAPLE	X	
28	DECIDUOUS TREE	MAPLE	X		121	DECIDUOUS TREE	BIRCH	X		210	DECIDUOUS TREE	BRADFORD PEAR	X	
29	DECIDUOUS TREE	MAPLE	X		122	DECIDUOUS TREE	BIRCH	X		211	DECIDUOUS TREE	MAPLE	X	
30	DECIDUOUS TREE	HONEY LOCUST	X		123	DECIDUOUS TREE	HONEY LOCUST	X						
31	DECIDUOUS TREE	HONEY LOCUST	X		124	DECIDUOUS TREE	HONEY LOCUST	X		500	DECIDUOUS TREE	BRADFORD PEAR	X	
32	DECIDUOUS TREE	HONEY LOCUST	X		125	DECIDUOUS TREE	HONEY LOCUST	X		501	DECIDUOUS TREE	BRADFORD PEAR	X	
33	DECIDUOUS TREE	MAPLE	X		126	DECIDUOUS TREE	HONEY LOCUST	X		502	DECIDUOUS TREE	BRADFORD PEAR	X	
34	DECIDUOUS TREE	BRADFORD PEAR	X		127	EVERGREEN TREE	PINE	X		503	DECIDUOUS TREE	BRADFORD PEAR	X	
35	DECIDUOUS TREE	BRADFORD PEAR	X		128	EVERGREEN TREE	PINE	X		504	DECIDUOUS TREE	BRADFORD PEAR	X	
36	DECIDUOUS TREE	BRADFORD PEAR	X		129	EVERGREEN TREE	PINE	X		505	DECIDUOUS TREE	BRADFORD PEAR	X	
37	DECIDUOUS TREE	BRADFORD PEAR	X		130	DECIDUOUS TREE	MAPLE	X		506	DECIDUOUS TREE	BRADFORD PEAR	X	
38	DECIDUOUS TREE	BRADFORD PEAR	X		131	DECIDUOUS TREE	HONEY LOCUST	X		507	EVERGREEN TREE	SPRUCE	X	
39	DECIDUOUS TREE	BRADFORD PEAR	X		132	DECIDUOUS TREE	HONEY LOCUST	X		508	EVERGREEN TREE	SPRUCE	X	
40	DECIDUOUS TREE	BRADFORD PEAR	X		133	DECIDUOUS TREE	MAPLE	X		509	EVERGREEN TREE	SPRUCE	X	
41	DECIDUOUS TREE	BRADFORD PEAR	X		134	DECIDUOUS TREE	MAPLE	X		510	EVERGREEN TREE	SPRUCE	X	
42	DECIDUOUS TREE	BRADFORD PEAR	X		135	DECIDUOUS TREE	MAPLE	X		511	EVERGREEN TREE	SPRUCE	X	
43	DECIDUOUS TREE	BRADFORD PEAR	X		136	DECIDUOUS TREE	MAPLE	X		512	EVERGREEN TREE	SPRUCE	X	
44	DECIDUOUS TREE	BRADFORD PEAR	X		137	DECIDUOUS TREE	MAPLE	X		513	EVERGREEN TREE	SPRUCE	X	
45	DECIDUOUS TREE	BRADFORD PEAR	X		138	DECIDUOUS TREE	MAPLE	X		514	EVERGREEN TREE	SPRUCE	X	
46	DECIDUOUS TREE	BRADFORD PEAR	X		139	DECIDUOUS TREE	MAPLE	X		515	EVERGREEN TREE	SPRUCE	X	
47	DECIDUOUS TREE	BRADFORD PEAR	X		140	DECIDUOUS TREE	MAPLE	X		516	EVERGREEN TREE	SPRUCE	X	
48	DECIDUOUS TREE	BRADFORD PEAR	X		141	DECIDUOUS TREE	MAPLE	X		517	EVERGREEN TREE	SPRUCE	X	
49	DECIDUOUS TREE	BRADFORD PEAR	X		142	DECIDUOUS TREE	MAPLE	X		518	EVERGREEN TREE	SPRUCE	X	
50	DECIDUOUS TREE	BRADFORD PEAR	X		143	EVERGREEN TREE	PINE	X		519	EVERGREEN TREE	SPRUCE	X	
51	DECIDUOUS TREE	BRADFORD PEAR	X		144	DECIDUOUS TREE	HONEY LOCUST	X		520	EVERGREEN TREE	SPRUCE	X	
52	DECIDUOUS TREE	BRADFORD PEAR	X		145	DECIDUOUS TREE	HONEY LOCUST	X		521	EVERGREEN TREE	SPRUCE	X	
53	DECIDUOUS TREE	OAK	X		146	EVERGREEN TREE	PINE	X		522	EVERGREEN TREE	SPRUCE	X	
54	DECIDUOUS TREE	HONEY LOCUST	X		147	EVERGREEN TREE	PINE	X		523	EVERGREEN TREE	SPRUCE	X	
55	DECIDUOUS TREE	HONEY LOCUST	X		148	DECIDUOUS TREE	HONEY LOCUST	X		524	EVERGREEN TREE	SPRUCE	X	
56	DECIDUOUS TREE	OAK	X		149	DECIDUOUS TREE	HONEY LOCUST	X		525	EVERGREEN TREE	SPRUCE	X	
57	DECIDUOUS TREE	OAK	X		150	DECIDUOUS TREE	HONEY LOCUST	X		526	EVERGREEN TREE	SPRUCE	X	
58	DECIDUOUS TREE	BRADFORD PEAR	X		151	DECIDUOUS TREE	HONEY LOCUST	X		527	EVERGREEN TREE	SPRUCE	X	
59	DECIDUOUS TREE	BRADFORD PEAR	X		152	DECIDUOUS TREE	HONEY LOCUST	X		528	EVERGREEN TREE	SPRUCE	X	
60	DECIDUOUS TREE	BRADFORD PEAR	X		153	EVERGREEN TREE	PINE	X		529	EVERGREEN TREE	SPRUCE	X	
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63	DECIDUOUS TREE	HONEY LOCUST	X		156	EVERGREEN TREE	SPRUCE	X		532	EVERGREEN TREE	SPRUCE	X	
64	DECIDUOUS TREE	HONEY LOCUST	X		157	EVERGREEN TREE	PINE	X		533	EVERGREEN TREE	SPRUCE	X	
65	DECIDUOUS TREE	HONEY LOCUST	X		158	EVERGREEN TREE	PINE	X		534	EVERGREEN TREE	SPRUCE	X	
66	DECIDUOUS TREE	HONEY LOCUST	X		159	EVERGREEN TREE	SPRUCE	X		535	EVERGREEN TREE	SPRUCE	X	
67	DECIDUOUS TREE	BRADFORD PEAR	X		160	EVERGREEN TREE	SPRUCE	X		536	EVERGREEN TREE	SPRUCE	X	
68	DECIDUOUS TREE	BRADFORD PEAR	X		161	DECIDUOUS TREE	HONEY LOCUST	X						
69	DECIDUOUS TREE	BRADFORD PEAR	X		162	EVERGREEN TREE	PINE	X		700	FLOWERING BUSHES	10-HYD. 10-ROSE - 10 BOXWOODS	X	
70	DECIDUOUS TREE	BRADFORD PEAR	X		163	EVERGREEN TREE	PINE	X		701	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
71	DECIDUOUS TREE	BRADFORD PEAR	X		164	EVERGREEN TREE	PINE	X		702	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
72	DECIDUOUS TREE	BRADFORD PEAR	X		165	DECIDUOUS TREE	MAPLE	X		703	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
73	DECIDUOUS TREE	BRADFORD PEAR	X		166	DECIDUOUS TREE	MAPLE	X		704	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
74	DECIDUOUS TREE	HONEY LOCUST	X		167	EVERGREEN TREE	PINE	X		705	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
75	DECIDUOUS TREE	MAPLE	X		168	DECIDUOUS TREE	MAPLE	X		706	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
76	DECIDUOUS TREE	HONEY LOCUST	X		169	DECIDUOUS TREE	MAPLE	X		707	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
77	DECIDUOUS TREE	MAPLE	X		170	EVERGREEN TREE	PINE	X		708	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
78	DECIDUOUS TREE	MAPLE	X		171	DECIDUOUS TREE	MAPLE	X		709	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
79	DECIDUOUS TREE	MAPLE	X		172	DECIDUOUS TREE	MAPLE	X		710	FLOWERING BUSHES	10-HYDRENGA 10-ROSE BUSHES	X	
80	DECIDUOUS TREE	MAPLE	X		173	DECIDUOUS TREE	MAPLE	X		711	FLOWERING BUSHES	10-HYD. 10-ROSE - 10 BOXWOODS	X	
81	DECIDUOUS TREE	MAPLE	X		174	DECIDUOUS TREE	MAPLE	X						
82	DECIDUOUS TREE	MAPLE	X		175	DECIDUOUS TREE	MAPLE	X						
83	DECIDUOUS TREE	BRADFORD PEAR	X		176	DECIDUOUS TREE	MAPLE	X						
84	DECIDUOUS TREE	MAPLE	X		177	DECIDUOUS TREE	MAPLE	X						
85	DECIDUOUS TREE	BRADFORD PEAR	X		178	DECIDUOUS TREE	MAPLE	X						
86	DECIDUOUS TREE	BRADFORD PEAR	X		179	DECIDUOUS TREE	MAPLE	X						
87	DECIDUOUS TREE	BRADFORD PEAR	X		180	DECIDUOUS TREE	MAPLE	X						
88	DECIDUOUS TREE	BRADFORD PEAR	X		181	DECIDUOUS TREE	MAPLE	X						
89	DECIDUOUS TREE	BRADFORD PEAR	X		182	DECIDUOUS TREE	MAPLE	X						
90	DECIDUOUS TREE	BRADFORD PEAR	X											
91	DECIDUOUS TREE	BRADFORD PEAR	X											
92	DECIDUOUS TREE	BRADFORD PEAR	X											
93	DECIDUOUS TREE	BRADFORD PEAR	X											



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PROPOSED:

PAINT CREEK CROSSING</

Charter Township of Ypsilanti Planning Commission Bylaws

The following rules of procedure, commonly referred to as “bylaws”, are hereby adopted by the Charter Township of Ypsilanti Planning Commission to facilitate the performance of its duties as outlined in the Michigan Planning Enabling Act, Act 33 of 2008, as amended, MCL 125.3801, et seq.

SECTION 1: Planning Commission Composition and Officers

- A. Commission Members** — The Township Planning Commission shall consist of seven members as determined by resolution of the Township Board who shall be appointed in accordance with the provisions of the Michigan Planning Enabling Act (Act 33 of 2008).
- B. Officer Selection and Tenure** — At the first regular meeting each year, the Planning Commission shall select from its membership a Chairperson, Vice Chairperson and Secretary. All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in paragraphs D and E, below. All officers shall be eligible for re-election for consecutive terms for the same office.
- C. Chairperson** — The Chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the Planning Commission.
- D. Vice Chairperson** — The Vice Chairperson shall act in the capacity of the Chairperson in his/her absence. In the event the office of Chairperson becomes vacant, the Vice Chairperson shall succeed to this office for the unexpired term, and the Planning Commission shall select a successor to the office of Vice Chairperson for the unexpired term.
- E. Secretary** — The Secretary shall act in the capacity of the Chairperson in the absence of the Chairperson and the Vice Chairperson. The Secretary shall execute documents in the name of the Planning Commission, perform the duties hereinafter listed below, and shall perform such other duties as the Planning Commission may determine.
 - 1. **Correspondence** — The Secretary shall be responsible for issuing formal written correspondence with other groups or persons, as directed by the Planning Commission. All communications, petitions, reports or other written materials received by the Secretary shall be brought to the attention of the Planning Commission.
 - 2. **Notices** — The Secretary shall issue such notices as may be required by the Planning Commission.
 - 3. **Certification of Action** — The Secretary shall sign site plans and other documentation as necessary to certify actions of the Planning Commission.
- F. Township Board Representative** — In addition to the duties of the Township Planning Department enumerated below, the Township Board representative may,

if requested by the Township board, further explain the reasoning behind the recommendations of the Planning Commission as required by the Zoning Ordinance, Subdivision Control Ordinance and other ordinances to the Township Board prior to their consideration of such request when forwarded to the Township Board for action. If the Township Board representative will be unavailable for a Township Board meeting to provide a report, an alternate member of the Planning Commission may be designated by the Commission to provide such report.

- G. Zoning Board of Appeals Representative** — The Planning Commission representative to the Zoning Board of Appeals shall report the actions of the Zoning Board of Appeals to the Planning Commission and update the Zoning Board of Appeals on actions by the Planning Commission that relate to the functions and duties of the Zoning Board of Appeals.

SECTION 2: Meetings

- A. Regular Meetings** — The Planning Commission shall hold regular meetings on the fourth Tuesday of each month and by resolution shall determine the time and place of such meetings. Other meetings may be held as necessary. When a regular meeting falls on a legal holiday or upon a day resulting in a conflict, the Planning Commission shall, if possible, select a suitable alternate meeting date in the same month as the originally scheduled meeting. A regular meeting of the Commission may be cancelled by the Chairperson if, after consultation with the Township Planning Department, it is determined there is no business to be acted on by the Planning Commission.

Notice of regular Planning Commission meetings shall be posted at the Township Administration Building at 7200 South Huron River Drive, Ypsilanti, Michigan within 10 days after the Planning Commission's first meeting in each calendar year in accordance with the Open Meetings Act.

- B. Special Meetings** — Special meetings may be called by the Chairperson or, upon written request to the Chairperson, by at least two members of the Planning Commission. The business the Planning Commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act. All costs of special meetings held to consider requests of applicants for approvals under the Zoning Ordinance (or for such other purposes as may be necessary) shall be paid by the applicant for such requests.

Notice of special meetings shall be given to the members of the Planning Commission at least forty-eight hours, Monday through Friday, prior to the meeting. Such notice shall state the purpose, time and location of the special meeting and shall be posted in accordance with the Open Meetings Act.

- C. Rules of Conduct of Meetings** – Except as may be specifically modified in these bylaws, all meetings shall be conducted in accordance with Robert's Rules of Order, as adopted by the Township Board.

D. Public Records — All meetings, minutes, records, documents, correspondence and other materials of the Planning Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

E. Quorum — A majority of the Planning Commission shall constitute a quorum for transacting business and taking official action for all matters. Whenever a quorum is not present, those present shall adjourn the meeting to another time and day, in accordance with the provisions of the Open Meetings Act.

No action shall be taken at a meeting at which a quorum is not present. However, if members of the public are present and wish to address the Commission members present, the Commission members may receive public comments. No action shall be taken regarding the public comments received until a quorum of the Commission is present.

F. Voting — An affirmative vote of the majority of the Planning Commission membership is required to adopt any part of the Master Plan or amendments to the plan (MCL 125.3807). Unless required by statute, other actions or motions placed before the Planning Commission may be adopted by a majority vote of the membership in attendance, as long as a quorum is present. Voting shall be by voice vote; a roll call vote shall be required if requested by any Commission member or if directed by the Chairperson. All Planning Commission members, including the Chairperson, shall vote on all matters except for Commissioners required to abstain in accordance with Section 6 of these bylaws.

G. Agenda — The Planning Department, in coordination with the Chairperson and Township Attorney, shall be responsible for preparing an agenda for Planning Commission meetings. Once a quorum has been determined, the order of business for meetings shall be as follows:

1. Call to order
2. Roll call
3. Approval of minutes for regular and special meetings
4. Approval of agenda
5. Public hearings and plans for review
6. Other matters to be reviewed by the Commission
7. Old business
8. Open discussion for issues not on the agenda
 - a. Correspondence received
 - b. Planning Commission members
 - c. Members of the audience
9. Report of Township Board representative
10. Report of Zoning Board of Appeals representative
11. Report of the Township Attorney
12. Report of Planning Department
13. New business
 - a. Setting public hearing dates
 - b. Other new business

14. Adjournment

H. Public Hearings — All public hearings held by the Planning Commission must be held as part of a regular or special meeting of the Planning Commission. The following rules of procedure shall apply to public hearings held by the Planning Commission:

1. Chairperson opens the public hearing and announces the subject.
2. Chairperson summarizes the procedures and rules to be followed during the hearing.
3. Township staff and consultants present reports and recommendation.
4. Applicant summarizes the application and states the request for consideration.
5. Persons wishing to speak regarding the application are recognized.
6. Chairperson closes the public hearing and advises public that the discussion will now be limited to the Planning Commission members and responses to questions asked by the Planning Commission.
7. Commission begins deliberation and arrives at a decision. The decision may be delayed until a future meeting at the discretion of the Commission. However, the Commission shall not unreasonably delay action on a request.
8. A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of the request after review by the Planning Commission Secretary.

I. Chairperson's Direction for Conduct of Public Hearings — To ensure everyone has the opportunity to speak, the Chairperson may limit the time permitted for each person to speak during a public hearing. The applicant may be permitted additional time as the Chairperson allows. The Chairperson may also allow persons to speak only once, until all persons have had the opportunity to speak, at which time the Chairperson, in his/her discretion, may permit additional comments.

All comments by the public, staff and the Planning Commission shall be directed to the Chairperson. All comments shall be related to the land use request; unrelated comments shall be ruled out of order. The rules of conduct for presentation of public comments as contained in this section shall be printed with the agenda for each meeting so that the public will be aware of these rules.

SECTION 3: Duties of the Planning Commission

The Planning Commission shall perform the following duties:

- A. Take action on petitions, staff proposals and Township Board requests for amendments to the Zoning Ordinance as required.
- B. Take action on petitions, staff proposals and Township Board requests for amendments to the Master Plan as required.
- C. Prepare an annual report to the Township Board during the first calendar quarter of each year. The report shall summarize the activity of the Commission during the previous year. The annual report shall be placed on a Planning Commission

agenda for consideration by the Commission prior to the report being transmitted to the Township Board.

- D.** Review and make decisions regarding requests to approve site plans, special land uses, and such other decisions as are consistent with the duties specified by the Zoning Ordinance.
- E.** Take such actions as are required by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.
- F.** Review subdivision and condominium proposals and recommend appropriate actions to the Township Board.
- G.** Review and make decisions regarding special studies and plans prepared by staff, professional consultants or Commission members, as deemed necessary by the Planning Commission or Township Board and for which appropriations of funds have been approved by the Township Board, as needed.
- H.** Attend training sessions, conferences or meetings as needed to properly fulfill the duties of Planning Commissioner and for which appropriations of funds have been approved by the Township Board, as needed.
- I.** Participate in preparation of a capital improvements plan.
- J.** Perform such other duties and responsibilities or respond as required by any Township ordinance, the Township Board or other commission.
- K.** Request and/or review administrative and enforcement actions taken on behalf of the Township related to the zoning or other appropriate ordinance.
- L.** In the execution of the duties in this Section, the Commission may table an item in order to delay action, pending receipt of additional information or for other just cause. No item should remain tabled, in the normal course, for more than 90 calendar days. However, the Commission may grant one additional extension of 45 days commencing upon the expiration of the initial time period. At the next regular meeting after the expiration of the 90 day period, or any extension thereof, the Commission shall take action to approve or deny or to make a recommendation of approval or denial as is appropriate for the pending request. The Commission shall permit an applicant to withdraw a request that has been tabled prior to such decision.

SECTION 4: Duties of the Planning Department

- A.** The Planning Commission shall be assisted by the Planning Department in performing the Planning Commission's duties, as noted in Section 3.
- B.** The Planning Department shall be responsible for the professional and administrative work in coordinating the functions of the Planning Commission.
- C.** The Department shall:
 - 1. Supervise, review and coordinate the work of the engineering consultant, the planning consultant and township staff with regard to Planning Commission business.

2. Accept applications for matters to be reviewed by the Planning Commission and ensure that such applications are complete.
 3. Forward application materials to the Planning Commission during the week prior to the meeting at which the matters will be considered.
 4. Inform the Planning Commission of administrative and enforcement actions taken on behalf of the Township related to the zoning or other appropriate ordinance.
- D.** The Planning Director and/or Planning and Development Coordinator shall:
1. Attend Planning Commission meetings.
 2. Consult with the Planning Commission, Township Attorney and other Township officials concerning interpretation, procedural questions and other matters arising from enforcement of the Zoning Ordinance.
 3. Prepare or cause preparation of amendments to the Zoning Ordinance as directed by the Planning Commission.
 4. Prepare and forward to the Planning Commission written reviews and recommendations, if appropriate, for all requests and development proposals to be considered by the Planning Commission.
 5. Meet with applicants, their representatives and other Township officials as needed to properly perform project reviews.
 6. Perform other duties as directed by the Planning Commission, consistent with the job requirements as established by the Township Board.
- E.** The Planning Commission may be assisted by other professional consultants or township staff as needed, including the Township Attorney, Building Director, Township Fire Marshal, planning consultant, engineering consultant or other person or agency.
- F. Minutes** — The Department shall be responsible for maintaining a permanent record of the minutes of each meeting as approved by the Planning Commission and shall have them recorded in suitable permanent records as authorized by the Township Clerk. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and record of votes, conditions or recommendations made on any action and record of attendance.
- G. Attendance** — The Department shall be responsible for maintaining an attendance record for each Planning Commission member and report those records annually to the Planning Commission for inclusion in the annual report to the Township Board.

SECTION 5: Absences, Removals, Resignations and Vacancies

- A.** To be excused, members of the Planning Commission shall notify the Planning Department or Planning Commission Chairperson when they intend to be absent from a meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.
- B.** Members of the Planning Commission may be removed by the Township Supervisor, after a hearing, with the approval of the Township Board in accordance with the Michigan Planning Enabling Act (Act 33 of 2008).

- C. A member may resign from the Planning Commission by sending a letter of resignation to the Township Supervisor, Township Board and Planning Commission Chairperson.
- D. Vacancies shall be filled as soon as possible by the Township Supervisor, with the approval of the Township Board in accordance with the Michigan Planning Enabling Act (Act 33 of 2008). Successors shall serve out the unexpired term of the member being replaced.

SECTION 6: Conflict of Interest

- A. Failure of a commission member to declare a conflict of interest, as required by this subsection, shall constitute a malfeasance to the office.
- B. Planning Commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request when:
 - 1. The Planning Commission member has a business or financial interest in the property involved in the request or has a business or financial interest in the applicant's company, agency or association.
 - 2. A blood or in-law related mother, father, brother, sister, half-brother, half-sister, grandfather, grandmother, grandchild, wife, husband, or other relative or immediate family member has a business or financial interest in any request for which the Planning Commission is asked to make a decision. Such immediate family members shall not include second-cousins or more distant relatives.
 - 3. The Planning Commission member owns or has a financial interest in neighboring property. For purposes of this section, a "neighboring property" shall include any property contiguous with the subject site.
 - 4. There is a reasonable appearance of a conflict of interest, as determined by a majority of the Planning Commission quorum.
- C. The Commissioner declaring a conflict of interest shall state the nature of the conflict. The Planning Commission shall consider the stated conflict of interest and determine by majority vote of the Planning Commission quorum if the Commissioner will be permitted to abstain from the decision. If the abstention is permitted, the abstaining Commissioner shall not be allowed to vote or participate in any discussion regarding the issue for which the abstention was granted.

SECTION 7: Amendments

These bylaws may be amended at any meeting by a vote of not less than four members of the Planning Commission.

Adopted by the Charter Township of Ypsilanti Planning Commission at a regular meeting on January 26, 2010.

John Reiser, Chairperson

Brenda Brewington, Secretary

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Planning Commission Annual Report Calendar Year 2021

Pursuant to Section 125.3819 of the Michigan Planning Enabling Act, PA 33 of 2008, the Township Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following information has been compiled as a roster of Planning Commission members' attendance (Table A) and a summary of items presented to and acted upon by the Planning Commission (Table B).

Action Items: In 2021, the Commission held 8 meetings and considered three sketch plans, two special conditional uses, and three site plans. The Commission also held a public hearing on the draft Zoning Ordinance that was subsequently approved and became effective March 4, 2022.

Upcoming items: The Township expects to see increased development opportunities along Huron Street and in the commercial corridors of Michigan Avenue and Ecorse Road. Projects approved in 2021 are underway, including R&L Carriers and Hercules Concrete, and final engineering is under review for the tennis facility.

Table A: Planning Commission attendance

	2/9/202	3/23/202	4/27/202	5/25/202	9/14/202	9/28/202	10/12/202	11/23/202
	1	1	1	1	1	1	1	1
Sally Richie	P	P	P	A	P	P	P	A
Larry Doe	P	P	P	P	P	P	P	P
Bill Sinkule	P	P	P	P	P	P	A	P
Larry Krieg	P	P	P	P	P	A	A	P
Elizabeth El-Assadi	P	P	P	P	P	P	P	P
Muddasar Tawakkul	P	P	P	P	A	P	P	P
Gloria Peterson		P	P	P	A	P	P	P
Stan Eldridge	P	E						

P: present

A: absent

E: term expired

Table B: Summary of 2021 Planning Commission activities

February 9, 2021		
2800 Washtenaw Avenue (Crazy Crab)	Consider sketch plan for the change in use of the old Big Boy restaurant to a Crazy Crab restaurant with alcohol sales.	Approved
7200 Bunton Road	Notice of a termination of farmland protection agreement	
Staff request	Planning Commission 2021 meeting schedule	Approved
Staff request	Election of officers for 2021	
March 23, 2021		
3160 W Michigan (Ypsilanti Tennis Facility)	Consider special conditional use and full site plan for construction of a 39,700 square foot tennis training facility consisting of five indoor and six outdoor tennis courts, along with support areas with lockers, showers, shops, and exercise areas.	SCU and site plan approved
1275 S Huron Street (Eagle Crest)	Consider sketch plan to construct a one-story 4,970-square foot banquet facility on a slab adjacent to the hotel.	Approved
Staff request	Consider submitting to the Township Board of Trustees the provided 2020 Planning Commission report	Staff directed to prepare report
April 27, 2021		
3011 E Michigan Avenue (Men Like Us)	Consider sketch plan for the reuse of an existing 5,400-square foot building at 3011 East Michigan Avenue for private club permitted in the B-3 general business district	Approved
Staff request	Consider submitting to the Township Board of Trustees the provided 2020 Planning Commission report	Approved
May 25, 2021		
1327 S Huron River Drive (Zippy Auto Wash)	Consider a special conditional use request to construct an automobile wash on a parcel zoned B-3 (General Business).	Denied
1327 S Huron River Drive	Consider site plan approval to construct an automobile wash	Site plan not needed
September 14, 2021		
2555 State Street (Hercules Concrete)	Consider preliminary site plan request to construct a concrete mixing plant on parcel zoned I - C (Industrial Commercial)	Approved
43 Emerick Street (R&L Carriers)	Consider an extension to the preliminary site plan approval and re-zoning recommendations for six months	Approved
September 28, 2021		
Staff request	Presentation of draft Zoning Ordinance	No action taken
October 12, 2021		
Staff request	Presentation of draft Zoning Ordinance	No action taken
November 23, 2021		
Staff request	Public hearing to receive comments from the public on the draft Ypsilanti Township Zoning Ordinance and Zoning Map	No action taken