

CHARTER TOWNSHIP OF YPSILANTI

PLANNING COMMISSION

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

Tuesday, October 25, 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 September 27, 2022 regular meeting minutes
4. Approval of agenda
5. Public hearings
 - A. **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
6. Old business
7. 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).
 - B. Adoption of regular Planning Commission meeting dates for the 2023 calendar year
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 MEETING
Tuesday, September 27, 2022
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

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

i. CALL TO ORDER/ESTABLISH QUORUM

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

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

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

iii. APPROVAL OF AGENDA

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

iv. PUBLIC HEARINGS

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

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

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

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

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

The Planning Commission approved the waiver with the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This motion is further made with the following conditions:

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

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

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

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

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

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

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

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

viii. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

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

None to Report

x. **TOWNSHIP ATTORNEY REPORT**

None to Report

xi. **PLANNING DEPARTMENT REPORT**

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

xii. **OTHER BUSINESS**

None to Report

xiii. **ADJOURNMENT**

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

Respectfully Submitted by: Minutes Services

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report 6400 Merritt Road Rezoning request

October 25, 2022

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of an application to rezone 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).

APPLICANT

Eversole Properties, LLC
7002 Wellington Lane
Ypsilanti, MI 48197

CROSS REFERENCES

Zoning Ordinance citations:

- Article 4 – Sec. 406 – R-1 to R-5 one-family residential districts
- Article 4 – Sec. 411 – Agricultural overlay district
- Article 18 – Changes and Amendments

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The subject site is a 7.9-acre vacant parcel, currently used for agricultural purposes. The site is currently zoned R-2, one-family residential. The 2040 Master Plan designates this parcel within the “agricultural preservation” district. This district is intended to preserve agricultural lands and prime agricultural soils for farming and to provide stability to the family economy. The request is to have the agricultural overlay applied to this property; the underlying zoning of R-2 will not change.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Master Plan
North	One-family residential, Vacant	R-2, R-2 AG	Agricultural Preservation
South	Vacant/Agriculture	R-2, R-2 AG	Agricultural Preservation
East	Vacant	R-2	Agricultural Preservation
West	Vacant/One-family residential	R-2	Agricultural Preservation

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement



NATURAL FEATURES

Topography: The southern end of the subject parcel is relatively flat; the eastern portion of the parcel slopes from an elevation of approximately 750 to 745 at the property boundary.

Woodlands: The site does not have any woodlands.

Wetlands: Based on the Michigan EGLE wetlands map viewer, there does appear to be a pocket of wetlands along the eastern portion of the site.

Soils: Unknown

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our usual procedures. We offer the following comments for your consideration.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Planning Department – A portion of the site is being used for agricultural purposes. The applicant would like to establish an orchard and vineyard, a use not allowed with the existing R-2 zoning. If approved, the rezoning would apply the agricultural overlay to this property and would permit the use of the property for orchard and vineyard uses. The attached review letter from Carlisle Wortman Associates provides a detailed explanation of the overlay district, uses in the district, and the standards for review.

Engineering Department (OHM) – N/A for the rezoning application. However, OHM has reviewed a soil erosion and sedimentation control permit application for a pole barn.

Fire Department – N/A

YCUA – N/A

Road Commission – N/A

Water Resources Commission – N/A

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Motion to table:

“I move to table 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) in order to further consider the comments made during this meeting.”

Motion to approve:

“I move 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 following reasons:

Motion to deny:

“I move to deny 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 following reasons:”

Respectfully submitted,

Amy Steffens, AICP
Charter Township of Ypsilanti Planning Department



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 22, 2022

**Rezoning Application
For
Ypsilanti Charter Township, Michigan**

Applicant:	Eversole Properties
Project Name:	6400 Merritt Rezoning
Plan Date:	September 14, 2022
Location:	6400 Merritt
Zoning:	R-2, One Family Residential
Action Requested:	Rezoning from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay

PROJECT AND SITE DESCRIPTION

The owner of 6400 Merritt Road is seeking a rezoning to rezone their property from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay. The rationale for the rezoning is the property owner would like to establish an orchard and vineyard on the property, which is not allowed on the underlying R-2, One Family Residential zoned property.

Part of the site is vacant and part of the property is currently farmed.

Location of Subject Property:



Surrounding Property Details:

Surrounding uses and zoning to the entire property include:

Direction	Zoning	Use
North	R-2, One Family Residential and R-2, One Family Residential with Agriculture Overlay	Residential / Agriculture / Vacant
South	R-2, One Family Residential with Agriculture Overlay	Agriculture / Vacant
East	R-2, One Family Residential	Vacant
West	R-2, One Family Residential	Residential / Agriculture

Size of Site:

The total area of the subject site is +/-7.9 acres

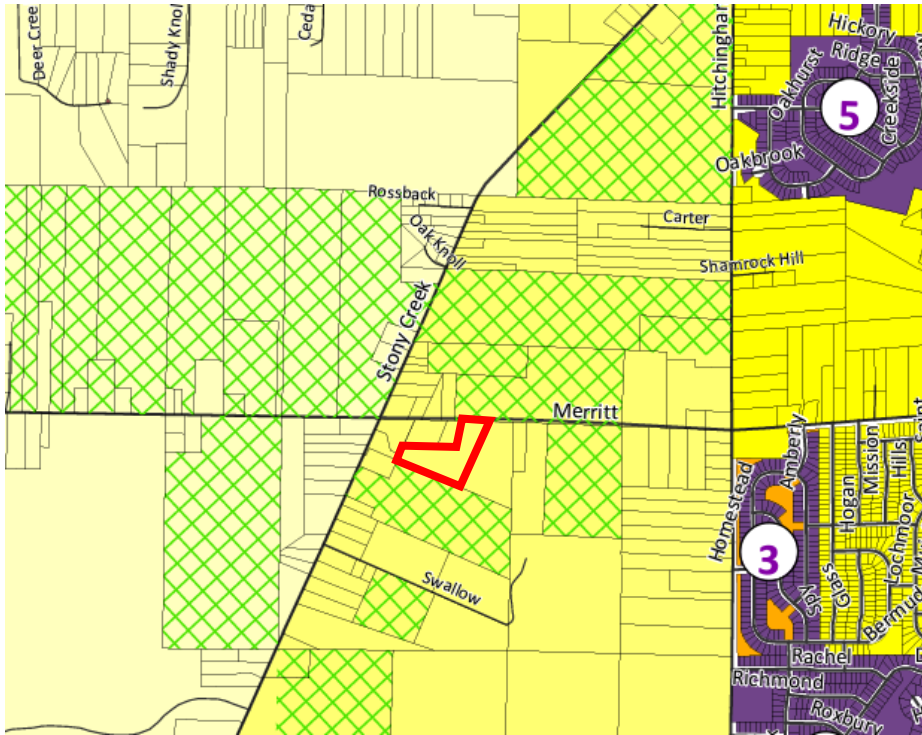
Current Use of Site:

The site is currently used as agriculture / vacant

Proposed Use of Site:

Orchard and Vineyard

ZONING



Zoning Map
Charter Township of Ypsilanti

7200 South Huron River Drive
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

- Agricultural Overlay District
- R-1 One Family Residential
- R-2 One Family Residential
- R-3 One Family Residential
- R-4 One Family Residential
- R-5 One Family Residential
- RM-LD Multiple Family (Low Density)
- RM-MD Multiple Family (Medium Density)
- RM-HD Multiple Family (High Density)
- MHP Mobile Home Park
- NB Neighborhood Business
- GB General Business
- RC Regional Corridor
- NC Neighborhood Corridor
- I-T Innovation and Technology
- L-M Logistics and Manufacturing
- I-C Industrial and Commercial
- PD Planned Development
- TC Town Center
- Conditional Zoning

The site is currently zoned R-2, One Family Residential, and surrounded by R-2, One Family Residential and R-2, One Family Residential with Agriculture Overlay.

MASTER PLAN

The site is located in the area designated for “agricultural preservation.” This area is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place. The Agriculture Preservation area is intended to preserve agricultural lands and prime agricultural soils for farming and provide stability to the farming economy. Any future development shall promote agricultural activity or be uses complementary to the agricultural character. Production farms and nurseries is a recognized appropriate land use.

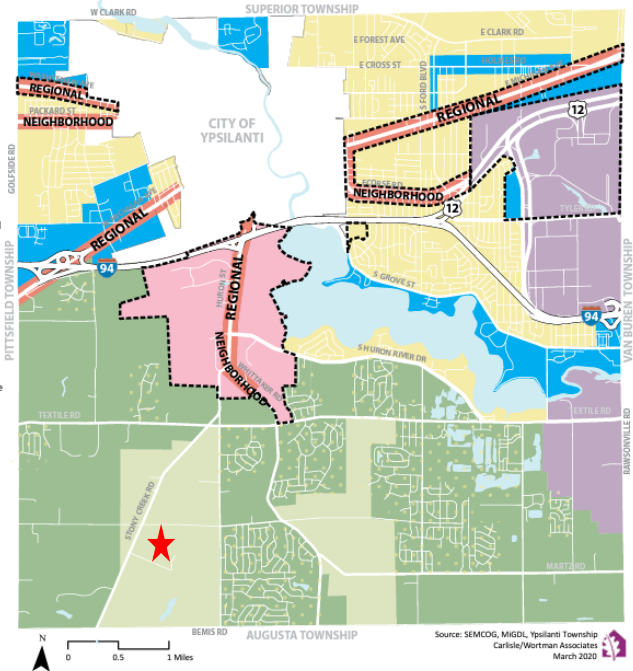
To further the goal of agricultural and open space preservation the Plan calls for preserving farmland and supporting the agricultural economy.

The proposed rezoning of this parcel to add the Agricultural Overlay is consistent with the intent of the Master Plan.



FUTURE LAND USE MAP
Ypsilanti Township, Washtenaw County

- NEIGHBORHOOD PRESERVATION:**
Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.
- INNOVATION & EMPLOYMENT DISTRICT:**
The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.
- OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:**
Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.
- AGRICULTURAL PRESERVATION:**
Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.
- NEIGHBORHOOD TRANSITION DISTRICTS:**
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.
- TOWNSHIP CORE:**
The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.
- MIXED USE CORRIDORS:**
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.
- SPECIAL AREA PLANS:**
These areas have special area plans either in this document or recently adopted by Ypsilanti Township.
- EXISTING NEIGHBORHOODS:**
The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



50 Future Land Use Plan - ADOPTED MARCH 2020

**GOAL 2:
PRESERVE THE SOUTHERN
PORTION OF THE TOWNSHIP AS
THE AGRICULTURAL AND OPEN
SPACE CORE OF THE TOWNSHIP**

Why

- Agriculture has a long valued history in the township.
- Farmland is a finite natural resource.
- Agriculture and open space are community valued assets.
- Just over 2,000 acres remain in agricultural production in Ypsilanti Township.
- Without a shift in land use policy, agriculture and open space land are in jeopardy due to past development patterns.

How

- Encourage development in areas already served with water and sewer utilities.
- Preserve farmland in the southern part of the township via partnerships and County, State and federal funding.
- Support the agricultural economy.

AGRICULTURE OVERLAY DISTRICT

An overlay district is a special kind of zoning district placed over existing base zones (such as residential or commercial) that adds additional standards in those areas. The intent is to preserve agricultural lands and prime agricultural soils for farming and provide stability for the farming economy. This overlay zoning district is intended only for existing farm operations at the time of the adoption of this Zoning Ordinance or areas designated for farmland or open space preservation by the Master Plan.

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. Principle uses in the include various agricultural uses such as farm operations, seasonal sales, public riding and boarding sables, and greenhouses. Special uses include farms with agricultural commercial and tourism, commercial kennel/pet day care, artisan food and beverage, tasting rooms, large solar generation facility on a farm operation, and farmers markets.

The proposed use of the property for an orchard and vineyards is permitted. If the applicant desires to add or expand uses such as a tasting room, they will be required to obtain a Special Use permit from the Planning Commission.

STANDARDS

As set forth in Section 1804, the township shall utilize the following standards to review the application for rezoning:

- 1. Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*
- 2. Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*
- 3. 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, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*
- 4. The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*
- 5. The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.*
7. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Article IV, schedule of regulations.*
8. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*
9. *The requested rezoning will not create an isolated and unplanned spot zone.*
10. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*
11. *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.*

We find that the standards have been met:

1. The site is located in the area designated for "agricultural preservation." The Agriculture Preservation area is intended to preserve agricultural lands and prime agricultural soils for farming and provide stability to the farming economy. Any future development shall promote agricultural activity or be uses complementary to the agricultural character. Production farms and nurseries is a recognized appropriate land use.
2. The Master Plan calls for the preservation of the southern portion of the agriculture and open space core of the township. To further this goal, the Plan calls for preserving farmland, and supporting the agricultural economy.
3. The proposed rezoning of this parcel to Agriculture Overlay is consistent with the intent of the Master Plan.
4. The rezoning of the property for orchard and vineyard is consistent with the low density single-family and agriculture nature of the area.
5. More impactful uses of the site such as artisan food and beverage and tasting rooms would require a future special use.
6. Many of the adjacent and nearby parcels are zoned as Agriculture Overlay. The requested rezoning will not create an isolated and unplanned spot zone.
7. The rezoning and future use of the property as proposed shall not compromise township utilities and services nor road capacity.

RECOMMENDATIONS

We recommend rezoning the parcel from R-2, One-Family Residential to R-2, One Family Residential with Agriculture Overlay



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

I. APPLICATION TYPE

Rezoning*

Ordinance Text Amendment

Conditional Rezoning*

Master Plan/Future Land Use Map Amendment

II. PROJECT LOCATION (if applicable)

Address: 6400 Merritt Rd, Ypsilanti, MI, 48197

Parcel ID #: K-11-32-200-055

Current Zoning: Residential Proposed Zoning (if rezoning): Agricultural

Lot Number: _____ Subdivision: _____

Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: EVERSOLE PROPERTIES llc / Ronald Eversole Phone: 313-729-0694

Applicant address: 7002 Wellington Ln City: Ypsilanti State: MI Zip: 48197

Fax: _____ Email: roneversole@gmail.com

Is applicant the property owner?

YES

NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

Applicant has attached a letter of interest and written authorization

IV. FEES

Total: \$3,000

Breakdown of fee: Non-refundable: \$1,500
Refundable: \$1,500

V. APPLICANT SIGNATURE

Ronald R. Eversole
Applicant Signature

Ronald R. Eversole
Print Name

09-14-22
Date

*For rezoning applications only:

Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Ronald R. Eversole
Applicant Signature

Ronald R. Eversole
Print Name

09-14-22
Date

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

OFFICE USE ONLY

Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

- The application is filled out in its entirety and includes the signature of the applicant
- A legal description of the property, including the street address and tax code numbers of the subject property
- A written description of how the requested rezoning satisfies the requirements identified in Section 2703
- Fees
- If applicant is not the property owner:
 - Attached statement of the applicant's interest in the subject property
 - Name and address of the record owners
 - Record owners' and other interested parties' signed consent to the petition

- A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
 - A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
 - A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
 - A boundary survey of the subject property
 - The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels
 - The location, width and names of existing streets and public or private easements adjacent to the site
 - The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
 - The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board
 - Existing and proposed zoning classification(s) of the site and adjacent parcels.

***Rezoning/ Conditional Rezoning Only (in addition to information above)**

- If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 2705 for more details.
- Applicant has agreed to post signage for public notice, adhering to the following guidelines:
 - Sign will be 3' x 3'
 - Sign to be painted white
 - Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Community Development Department at 734-485-3943"
 - Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.

From: "Ron Eversole" <roneversole@icloud.com>
To: "Jason Iacoangeli" <jiaoaangeli@ytown.org>
Sent: Thursday, September 15, 2022 4:32:33 PM
Subject: Re-zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

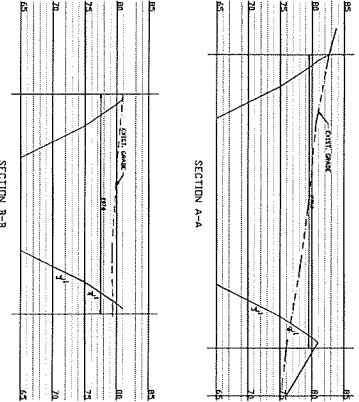
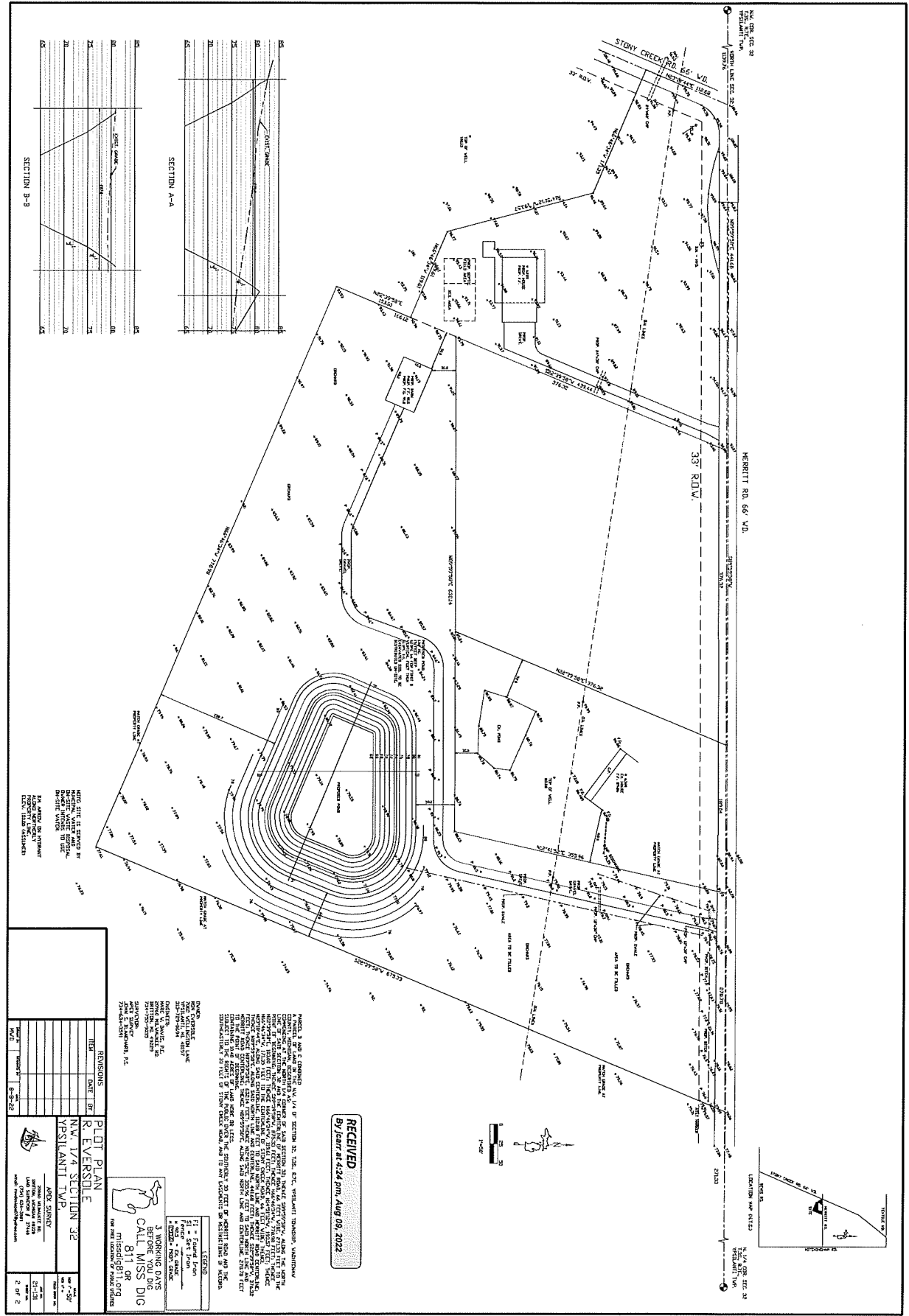
To whom it may concern,

We, Ronald and Malissa Eversole, Eversole Properties llc, intend to create an orchard and vineyard on our property located at 6400 Merritt Rd. Ypsilanti, MI 48197, and request the Township to re-zone our property as agricultural.

Sincerely,

Ron and Malissa Eversole
Eversole Properties llc
1-313-729-0694

Sent from my iPhone



THIS SITE IS EXPOSED BY
 NATURAL EROSION AND
 SHOULD BE MONITORED
 FOR EVIDENCE OF
 UNDESIRABLE
 MATERIALS.

REVISIONS	DATE	BY

PLAT PLAN
R. EVERSOLE
N.W. 7/4 SECTION 32
IPSILANTI TWP.

JOHN SINGER
 1000 W. WINDY HILL
 IPSILANTI, MI 49643
 517-731-1131

CALL MISS DIG
811 OR
MISSDIG11.ORG
BEFORE YOU DIG

RECEIVED
 By Jeffer at 4:24 pm, Aug 09, 2022

SECTION 32, TWP 36 N, R 18 W, RANGE 18 W, TOWNSHIP 36 NORTH, RANGE 18 WEST, COUNTY OF IPSILANTI, MICHIGAN.

THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE PROJECT. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF MICHIGAN. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF MICHIGAN.

DATE OF SURVEY: 08-01-22
 SURVEYOR: JOHN SINGER
 PROFESSIONAL LICENSE NO. 21464-3591

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Staff Report Cueter Chrysler Prep Building 2418 Washtenaw Ave Preliminary Site Plan

October 25, 2022

CASE LOCATION AND SUMMARY

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.

APPLICANT

Mr. Stan Schafer
Champion Cueter Chrysler
2418 Washtenaw Avenue
Ypsilanti, MI 48197

CROSS REFERENCES

Zoning Ordinance citations:

- Article 5 – Sec. 505. – Regional Corridors:
- Article 9 – Sec. 903. – Site Plan Review Process:
- Article 12 – Sec. 1205. – Parking Requirements:

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

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 customers both regionally and locally. The site is currently zoned RC, Regional Corridor, which is in compliance with the current master plan designation.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

2418 Washtenaw Avenue, Ypsilanti, MI 48197 – Aerial Photograph 2020



ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Master Plan
North	One-Family Residential	R-5	Neighborhood Transition District
South	Commercial	RC	Mixed Use Corridors: Regional
East	Automotive Dealership	RC	Mixed Use Corridors: Regional
West	Commercial	RC	Mixed Use Corridors: Regional

NATURAL FEATURES

Topography: The subject parcel is relatively flat.

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OFFICE OF COMMUNITY STANDARDS

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Woodlands: The site does not have any woodlands. The site is built out with a long row of Arborvitae Trees along the southern property line for screening from residential uses. In addition, the site has 16 Evergreen Trees located on the Southern portion of the property at the corner of Maulbetsch Street and Whittier Road.

Wetlands: There are no wetlands on the subject property.

Soils: Unknown

ANALYSIS

The plan has been reviewed by Township staff and consultants in accordance with our usual procedures. We offer the following comments for your consideration.

Planning Department – The site has been used as an automotive dealership since the 1970s. The proposed addition uses similar materials as the existing building (smooth block, metal wall cap, steel frame around overhead doors, metal wall cap).

Parking:

Existing:

Customer Parking	39
Barrier Free Parking	2
Inventory Parking	201
Total Parking	240

Proposed:

Customer Parking	39
Barrier Free Parking	2
Inventory Parking	189
Total Parking	228

The proposed plans remove 12 inventory parking spaces for the construction of the 1,200 sq. ft. building addition. Barrier free / ADA spaces as well as customer parking will not be reduced. Cueter Chrysler meets the minimum number of parking spaces required in the Township Zoning Ordinance.

Building:

- One (1) Story Building Addition – 1,200 Square-Foot (30' x 40')
- Setbacks
 - Front: 20 ft.
 - West Side: 0 ft.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

- East Side: 20.39 ft.
- Rear: 20 ft.
- Building Addition Height
 - 15'-7"

The proposed plans include the addition of a 1,200 sq. ft. building. No increase in impervious area will result from this proposed building addition. The disturbance area of the project is approximately 4,000 sq. ft. (0.09 acres). Per the Township Zoning Ordinance, the proposed building addition meets all building height and setback requirements.

Engineering Department (OHM) – Engineering consultant Matthew Parks has provided a recommendation of approval for preliminary site plan approval in the letter dated October 4th, 2022 for the plans dated September 22nd, 2022. Engineer Matthew Parks provides minor comments that shall be resolved prior to final site plan approval.

Fire Department – Fire Marshal Steve Wallgren approved the preliminary site plan as submitted in the letter dated October 4th, 2022.

YCUA – Engineer Manager Scott Westover has no concerns due to no water supply or wastewater work proposed in an email dated October 12th, 2022.

Road Commission – N/A

Water Resources Commission – N/A

Suggested motions: *The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.*

Motion to table:

“I move to table 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 in order to further consider the comments made during this meeting.”

Motion to approve:

“I move 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:

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OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

1. Applicant shall repaint existing smooth block wall on the east elevation of the existing building.
2. Applicant shall replace damaged shingles on the south elevation of the existing building.
3. Applicant shall remove non-conforming pole sign located in front of the existing building and adjacent to Washtenaw Ave.
4. Applicant shall repair damaged soffit vents on the south elevation of the existing building.
5. Applicant shall address all outstanding comments from OHM prior to Final Site Plan Approval.
6. Applicant shall obtain all applicable outside agency permits prior to construction.

Motion to deny:

"I move to deny 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 due to the following reasons:"

Respectfully submitted,

Fletcher Reyher, Staff Planner
Charter Township of Ypsilanti Planning Department

Planning Director's Report

Project Name: Cueter Chrysler Prep Building

Location: 2418 Washtenaw Ave, Ypsilanti, MI 48197

Date: 10-10-22

- | | |
|---|---|
| <input checked="" type="checkbox"/> Full Preliminary Site Plan Review # 1
<input type="checkbox"/> Sketch Preliminary Site Plan Review #
<input type="checkbox"/> Administrative Preliminary Site Plan Review #
<input type="checkbox"/> Detailed Engineering/Final Site Plan Review #
<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning
<input type="checkbox"/> Tentative Preliminary Plat
<input type="checkbox"/> Final Preliminary Plat
<input type="checkbox"/> Final Plat Process
<input type="checkbox"/> Planned Development Stage I
<input type="checkbox"/> Planned Development Stage II |
|---|---|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Jason Iacoangeli, Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See below comments
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10.04.22
Steven Wallgren, Fire Marshal	Township Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 10.04.22
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Brian McCleery, Deputy Assessor	Township Assessing Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Director's Recommended Action:

At this time, Cueter Chrysler is eligible for consideration for Preliminary Site Plan approval by the Planning Commission. This project is being placed on the Planning Commission agenda for Tuesday, October 25th, 2022 at the regularly scheduled meeting. It would be the Planning Departments recommendation that the Planning Commission grant Preliminary Site Plan approval as this project meets the conditions of the Township Zoning Ordinance for a building addition of this type. The approval should be contingent on the applicant addressing the remaining engineering comments required as a part of the Final Site Plan / Detailed Engineering Design. In addition, the approval should be contingent on the applicant addressing the conditions of approval presented in the Planning Departments Staff Report.

October 4, 2022

Mr. Jason Iacoangeli
Township Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Cueter Chrysler
Site Plan Review #1

Dear Mr. Iacoangeli:

We have completed the first site plan review of the plans dated September 22, 2022 and stamped received by OHM Advisors on September 28, 2022.

At this time, the plans are recommended for approval for the Planning Commission's consideration, contingent on the following comments being addressed prior to the next plan submittal. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below (Section A), followed by our comments (Section B and C) and a list of anticipated required permits and approvals (Section D). Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a 1,200 square-foot building addition to the existing Cueter Chrysler located at 2418 Washtenaw Ave. The building addition will be located at the northeast corner and will include a car prep area and other internal building improvements.

There will not be an increase in impervious area, therefore improvements to the stormwater management system are not required. No changes to the water and sanitary sewer are proposed at this time.

B. SITE PLAN COMMENTS

1. The applicant shall note the location of all existing and proposed downspouts on the plans. The applicant shall also clarify how the existing and proposed downspouts tie-in to the existing stormwater management system.
2. It is recommended that the applicant provide curb or bollards to help protect vehicular traffic from the existing utility pole and guy wire.



C. PRELIMINARY DETAILED ENGINEERING PLAN COMMENTS

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide the location of the existing water main / water service on the plans. The applicant shall also provide the location of the existing sewer service(s) on the plans. The intent of this comment is to simply clarify that the utilities are not located within the influence of construction. We acknowledge that no additional water or sewer facilities are being added as part of the proposed improvement as noted on the plans.
2. The applicant shall provide the location of all known utility easements (water, sanitary, storm) on the plans for reference. We acknowledge the note on the cover page (general notes) that the applicant is waiting on title work before adding this.
3. It is recommended that the applicant provide a minimum pavement cross-section of 4-inches.
4. The applicant shall note how the overhead utility lines will be handled during construction and if they are to be relocated. The applicant shall properly mark/flag the overhead utility lines during construction.
5. The applicant shall verify the soil erosion and sedimentation control standard details provided on Sheet 4 do not conflict with the Ypsilanti Township SESC Standard Details. If conflicts arise, the Ypsilanti Township details shall govern.

D. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: stacie.serdar@ohm-advisors.com).

- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Michigan Department of Transportation (MDOT):** Review and approval of any work within the Washtenaw Ave Right-of-Way is required; however, it doesn't appear any improvements are being proposed.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.
- ▶ The Township's Planner will inspect the landscaping for this site.
- ▶ Record plans shall be provided to the Township Engineer following the completion of construction.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Stacie L. Serdar

MDP/SLS

cc: Amy Steffens, Township Planning and Development Coordinator
Fletcher Reyher, Township Staff Planner
Jane Carr, Office of Community Standards Clerk
File

P:\0000_0100\SITE_YpsilantiTwp\2022\0098221120_2148 Washtenaw_Cueter Chrysler Prep Building\MUNI\01_SITE\SP#1\Cueter Chrysler_SP#1_2022-10-04.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



October 4, 2022

Jason Iacoangeli, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Preliminary (non-residential) Site Plan Review #1

Project Name:	Cueter Chrysler Prep Building
Project Location:	2418 Washtenaw Ave. Ypsilanti, MI 48197
Plan Date:	9/22/2022
Project Number:	22-312
Applicable Codes:	IFC 2018
Engineer:	GreenTech Engineering, Inc.
Engineer Address:	51147 W. Pontiac Trail, Wixom, MI 48393

Status of Review

Status of review: Approved as Submitted

All pages were reviewed.

Site Coverage - Access

Comments: Complies with IFC 2018

Sincerely,

A handwritten signature in black ink that reads "Steve Wallgren".

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I

☑ Cueter Chrysler Prep Building - 2148 Washtenaw PSP #1 - 09/28/2022

3 messages



From: "Scott Westover" <SWestover@ycua.org>
To: "Fletcher Reyher" <freyher@ytown.org>
Cc: "Jason Iacoangeli" <jiacoangeli@ytown.org>

October 12, 2022 9:17 AM

[EoC-AFS PNRSP Rev#1.pdf \(6.7 KB\)](#) [Preview](#) | [Download](#) | [Remove](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No comments or concerns from YCUA as no water supply or wastewater work is proposed. Connection fees for the building addition are attached. Let me know if there are any questions.

SCOTT WESTOVER | Engineering Manager
Telephone: (734) 484-4600 ext. 220
swestover@ycua.org
Ypsilanti Community Utilities Authority
2777 State Road | Ypsilanti, Michigan USA 48198-9112
www.ycua.org

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SITE PLAN REVIEW APPLICATION

I. APPLICATION/DEVELOPMENT TYPE

Development:

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

Application:

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

II. PROJECT LOCATION

Address: 2448 Washtenaw Road City: Ypsilanti State: MI Zip: 48197

Parcel ID #: K-11- 06-302-024 Zoning B-3

Lot Number: 239-244, 266-277 Subdivision: Fairview Heights

Property dimensions: 585x264 Acreage: 3.85

Name of project/Proposed development: Champion Cueter Chrysler Jeep Dodge Ram

Legal description of Property:

Lots 239-244, 266-277 of Fairview Heights
(see Site Plan)

Describe Proposed Project (including buildings/ structures/ # units):

1200 SF addition to the back of existing prep/car wash
building.

III. APPLICANT INFORMATION

Applicant: SS Enterprise, Inc. Phone: 517-304-1124

Address: 7692 Hunters Pointe City: Brighton State: MI Zip: 48116

Fax: _____ Email: StanSchafer4@gmail.com

Property owner (if different than applicant): Champion Cueter Chrysler Phone: 734-896-5325

Address: 2448 Washtenaw Ave City: Ypsilanti State: MI Zip: 48197

Fax: _____ Email: sdemers@cueterchrysler.com

Engineer: Greentech Engineering Inc Phone: 248-668-0700

Address: 51147 W. Pontiac Trail City: Wixom State: MI Zip: 48393

Fax: 248-668-0701 Email: dan@greentechengineering.net

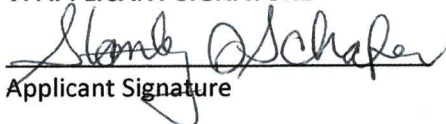
SITE PLAN REVIEW APPLICATION

VI. SCHEDULE OF FEES

Preliminary Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$2,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: 25,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Final Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres

\$3000 FEE TOTAL

V. APPLICANT SIGNATURE

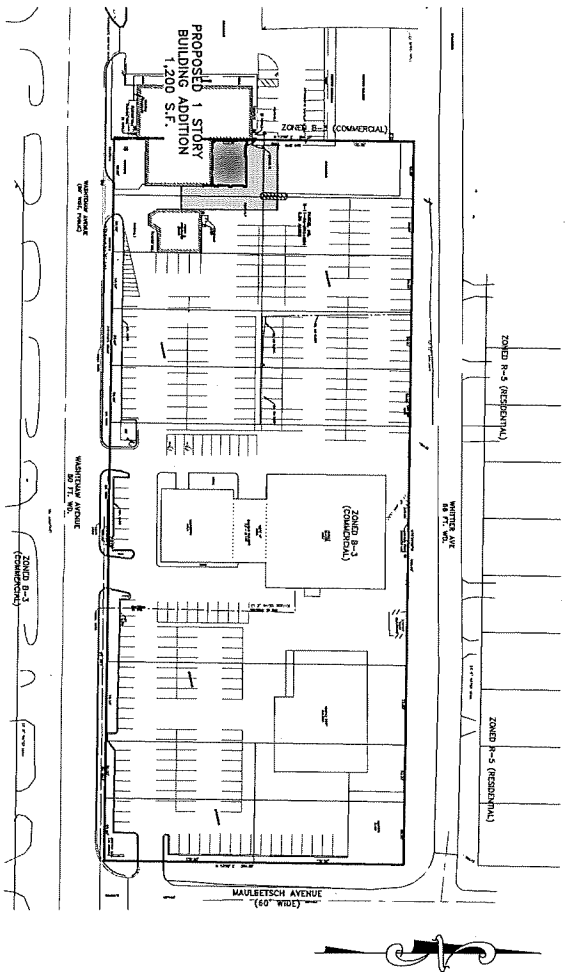

 Applicant Signature

 Stanley Schofer
 Print Name

 9/17/2022
 Date

BENCHMARK:
 THE ENGINEER HAS OBTAINED NECESSARY UNIFORM MAPS SOUTH
 WEST OF TIFCO AND ASSOCIATES' (2488
 DIVISION) B227 N.W.S.A. B3
 B4
 AND EASTERS OF CLEAR CO. (224) O.W.L.
 CONNER FROM WASHINGTON TOWNSHIP &
 COMMERCE COUNTY, MISSOURI. ALL WORK SHALL BE DONE
 UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER

SITE PLAN
for
CUETER CHRYSLER PREP BUILDING
 2418 WASHTEENAW AVENUE
 YPSILANTI TOWNSHIP,
 WASHTEENAW COUNTY, MICHIGAN

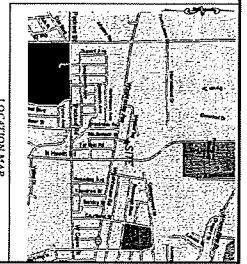


LEGAL DESCRIPTION:
 LOT 236-248, 251-270 of LANSING HEIGHTS NUMBER ONE SUBDIVISION
 PARCELS MAP 4143, WASHTEENAW COUNTY, MICHIGAN
 LOTS 241-242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

GENERAL NOTES:
 1. ALL FOUNDATION AND MATERIALS SHALL BE AS APPROVED WITH
 THE ENGINEER'S SIGNATURE AND SEAL.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 3. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND
 CONSTRUCTION OF THE WORK DESCRIBED HEREON. THE ENGINEER
 DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION
 OF ANY OTHER WORK NOT DESCRIBED HEREON.

NOTICE:
 THE ENGINEER'S SEAL AND SIGNATURE SHALL BE REQUIRED FOR ALL
 WORK DESCRIBED HEREON. THE ENGINEER SHALL BE RESPONSIBLE FOR
 THE SAFETY OF THE WORK AND THE PUBLIC. THE ENGINEER SHALL
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NOTE:
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- SHEET INDEX:**
- 1 COVER SHEET
 - 2 DIMENSION & PAVING PLAN
 - 3 EXISTING CONDITIONS AND DEMO PLAN
 - 4 GRADING AND SOIL EROSION CONTROL PLAN
 - XI ADDITION AND ELEVATIONS PLAN

OWNER:
 CUETER CHRYSLER PREP BUILDING
 2418 WASHTEENAW AVENUE
 YPSILANTI, MICHIGAN 48197

APPLICANT:
 SCHAYER CONSTRUCTION
 1000 N. WASHINGTON STREET, SUITE 100
 YPSILANTI, MICHIGAN 48197
 CONTACT: STAN SCHAYER
 PHONE: (810) 220-0986

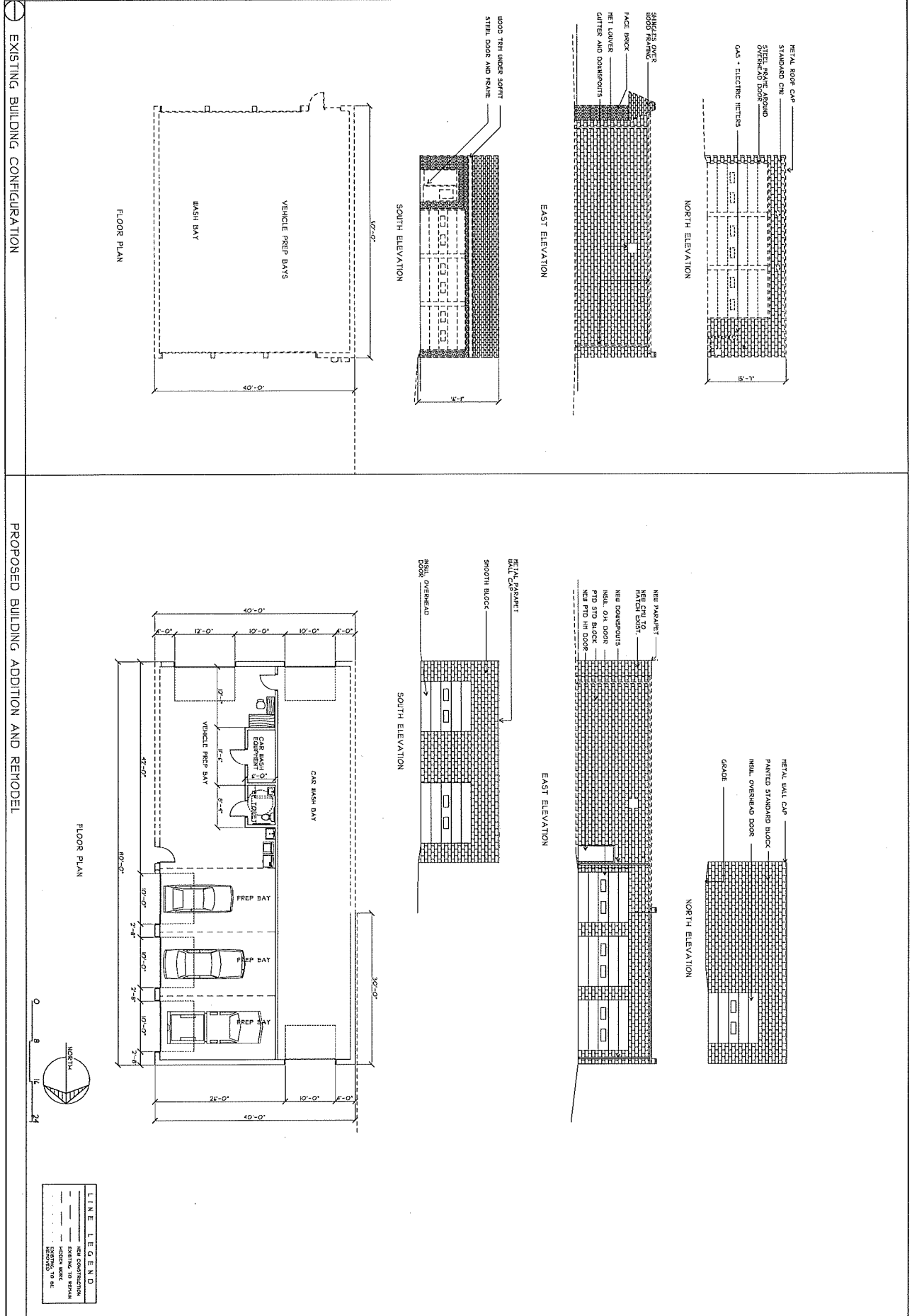
ENGINEER/SURVEYOR:
 GREENTECH ENGINEERING, INC.
 51147 W. PORTAGE TRAIL, WYOM, MI 48393
 CONTACT: DAN LECLAIR, P.E.
 PHONE: (248) 668-0700



GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 W. PORTAGE TRAIL, WYOM, MI 48393
 Phone: (248) 668-0700 Fax: (248) 668-0701

CLIENT: CUETER CHRYSLER PREP BUILDING
COVER SHEET
 2418 WASHTEENAW AVENUE -- PARCEL NO. K-11-06-302-024
 SECTION 8 RANGE 7 E.
 YPSILANTI TOWNSHIP
 WASHTEENAW COUNTY
 MICHIGAN

DATE: 4-22-2022	DRAWN BY: RBG	CHECKED BY: RBG	SCALE: AS SHOWN
PROJECT NO: 22-0036	DATE: 4-22-2022	SCALE: AS SHOWN	SHEET NO: 1
TOTAL SHEETS: 11	DATE: 4-22-2022	SCALE: AS SHOWN	SHEET NO: 1
PROJECT NO: 22-0036	DATE: 4-22-2022	SCALE: AS SHOWN	SHEET NO: 1



22084

BUILDING ADDITION for:
CHAMPION - CUETER
 TYPICAL, MICHIGAN
FLOOR PLAN + ELEVATIONS

dw: PUL
 ck'd: XXX
 app'd: XXX
 01-11-22
 03-30-22
 Date

OWNER REV: 0015 - SPA
 SITE PLAN SUBMITTAL
 Issued for



Lindhout Associates
 architects aia pc

10465 citation drive, brighton, michigan 48116-9510
 www.lindhout.com (610)227-5668 fax:(610)227-5655



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Ypsilanti Township Planning Commission 2023 Schedule of Meetings

The Planning Commission holds regular meetings on the 2nd and 4th Tuesdays of each month.

Special Meetings may be held at the request of the applicant. If a special meeting is called the applicant is required to pay a fee of \$1,100.

Work Session: 6:00pm (time subject to change due to length of agenda)

Meeting: 6:30pm

All meetings are held at the Tilden R. Stumbo Civic Center Building, 7200 S. Huron River Drive, Ypsilanti, Michigan 48197.

Tuesday, January 10, 2023

Tuesday, January 24, 2023

Tuesday, February 14, 2023

Tuesday, February 28, 2023

Tuesday, March 14, 2023

Tuesday, March 28, 2023

Tuesday, April 11, 2023

Tuesday, April 25, 2023

Tuesday, May 9, 2023

Tuesday, May 23, 2023

Tuesday, June 13, 2023

Tuesday, June 27, 2023

Tuesday, July 11, 2023

Tuesday, July 25, 2023

Tuesday, August 8, 2023

Tuesday, August 22, 2023

Tuesday, September 12, 2023

Tuesday, September 26, 2023

Tuesday, October 10, 2023

Tuesday, October 24, 2023

Tuesday, November 14, 2023

Tuesday, November 28, 2023

Tuesday, December 12, 2023

No meeting Tuesday, December 26, 2023

Charter Township of Ypsilanti
Planning Commission
Resolution XXXXXX

Adoption of Regular Planning Commission Meeting Dates
For the 2023 Calendar Year

WHEREAS section 2A of the adopted Planning Commission by-laws states the Commission shall hold regular meetings on the fourth Tuesday of each month and other meetings as necessary, and

WHEREAS the adopted bylaws require the Commission to adopt by resolution the time and place of such meetings,

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti Planning Commission for the 2023 Calendar Year