



## **REGULAR MEETING AGENDA**

**Tuesday, December 12, 2023  
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@ypsitownship.org](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE NOVEMBER 14, 2023, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
  - A. **SPECIAL CONDITIONAL USE – DEALPOINT MERRILL – 2515 ELLSWORTH ROAD – PARCEL K-11-18-100-013** – TO CONSIDER THE REQUEST OF A SPECIAL LAND USE APPLICATION OF DEALPOINT MERRILL TO PERMIT THE ADAPTIVE REUSE OF THE ROUNDTREE SHOPPING CENTER WHICH INCLUDES THE CONTINUATION OF RETAIL USES, REPURPOSING THE VACANT WALMART BUILDING INTO A CLIMATE-CONTROLLED SELF-STORAGE FACILITY AND RETAIL SPACE, AND FUTURE RETAIL OUTLOT DEVELOPMENT FOR A SITE ZONED GB – GENERAL BUSINESS.
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **PRELIMINARY SITE PLAN – DEALPOINT MERRILL – 2515 ELLSWORTH ROAD – PARCEL K-11-18-100-013** – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF DEAL POINT MERRILL TO PERMIT THE ADAPTIVE REUSE OF THE ROUNDTREE SHOPPING CENTER WHICH INCLUDES THE CONTINUATION OF RETAIL USES, REPURPOSING THE VACANT WALMART BUILDING INTO A CLIMATE-CONTROLLED SELF-STORAGE FACILITY AND RETAIL SPACE, AND FUTURE RETAIL OUTLOT DEVELOPMENT FOR A SITE ZONED GB – GENERAL BUSINESS.
  - B. **PRELIMINARY SITE PLAN – VISIBLE LEARNING CENTER – 1189 E. MICHIGAN AVENUE – PARCEL K-11-10-106-018** – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF THE VISIBLE LEARNING CENTER TO PERMIT THE CONSTRUCTION OF A DRIVEWAY OFF OF EAST MICHIGAN AVENUE AND TO IMPROVE EXISTING PARKING AREAS FOR A 2.28 ACRE SITE ZONED RC – REGIONAL CORRIDOR WITH A SITE TYPE B DESIGNATION.
  - C. **ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2024 CALENDAR YEAR**

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**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Heather Jarrell Roe  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
John Newman II  
Gloria Peterson  
Debbie Swanson  
Ryan Hunter

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