

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, January 10, 2023  
6:30 pm**

**COMMISSIONERS PRESENT**

Bill Sinkule  
Gloria Peterson  
Elizabeth El-Assadi  
Larry Doe  
Ryan Hunter  
Muddasar Tawakkul

**STAFF AND CONSULTANTS**

Jason Iacoangeli, Planning Director  
Amy Steffens, Director of Code Compliance  
Megan Masson Minock, Carlisle Wortman Associates

**i. CALL TO ORDER/ESTABLISH QUORUM**

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

**ii. APPROVAL OF NOVEMBER 22, 2022 and DECEMBER 13, 2022 REGULAR MEETING MINUTES**

**MOTION:** Mr. El-Assadi **MOVED** to approve the November 22, 2022 Board Meeting Minutes. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

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

**iii. APPROVAL OF AGENDA**

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

iv. **PUBLIC HEARINGS**

**Applicant:** Laronda Campbell

**Address:** 600 Woodlawn Avenue

**Parcel:** K-11-11-362-020

**Request:** To consider the special land use review application of Laronda Campbell to permit a group daycare home, providing care for up to twelve (12) children, for a site zoned R5, one-family residential.

Mr. Iacoangeli presented the application for a childcare, foster care, group daycare home for Ms. Campbell at 600 Woodlawn Avenue. The Michigan Zoning and Enabling Act speaks to this particular type of land use. Both the Township Zoning Ordinance and the State of Michigan define a family daycare home as a private home with at least 1 but less than 7 children. This is for a group daycare home which is more than 6 but no more than 12 children. The standards that need to be met are outlined in the Staff Report.

The site had not previously been used as a family daycare home. The applicant is seeking approval for seven (7) to twelve (12) children which is a group daycare home. The Zoning Enabling Act stipulates that a group childcare home shall be issued a special use permit, conditional use permit, or similar permit if the group childcare home meets all the following standards. For a county or township, it must not be closer than 1,500 ft to the following:

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

This property meets all of the aforementioned standards.

The property also has to have the appropriate fencing for safety, as determined by the local unit of government. State regulations do not require an outdoor play structure on the property. Per the application submitted by Ms. Campbell, the rear yard is fenced with a 4 ft tall chain link fence. A childcare home shall provide a free, safe, or hazard-free outdoor play area on the premises or within a reasonable walking distance. Play area size must be one of the following:

- 1) Not less than 400 sq ft for a family childcare home
- 2) Not less than 600 sq ft for a group childcare home.

The applicant will utilize the rear area as a play area and the area is 1,200 sq ft.

The property must maintain visible characteristics of the neighborhood. The applicant has not proposed any changes to the exterior of the home and it is consistent with the neighboring homes so this criterion is met.

The business must not exceed 16 hours of operation during a 24-hour period. The applicant stated in their application they would operate 5 days a week, Monday through Friday, from 6 a.m. to 6 p.m. for only a 12-hour operation, meeting the standard.

The business must meet regulation of the Governing Sign Ordinance. There are no signs proposed for the property, making it in compliance.

The property must meet the regulations, if any, requiring a group childcare home operate to provide off-street parking. The township zoning ordinance requires 1 space provided for 6 clients plus 1 employee space at the time of peak shift. The applicant will have 2 caregivers. The subject property complies with 2 off-street parking spaces on the driveway and 2 on-street parking spaces.

The Township Zoning Ordinances also provides additional requirements for the state license of residential child and adult foster care. Such uses have to meet the following regulations:

- 1) The facilities, except for adult and child family daycare homes, have to be registered with Ypsilanti Community Development Department and are required to have on file the documentation of a valid license
- 2) The facilities will be brought into compliance with all state building and fire codes.
- 3) Off-street parking will be provided.
- 4) If located in a single-family residential district, the building should have an appearance that is not intrusive.

The applicant will register the daycare with the Ypsilanti Community Development Department and get the appropriate State of Michigan inspections of the home prior to being issued a license by the state of Michigan.

Documentation of adequate indoor classroom space must be provided. Said documentation of the layout of the home and designated areas to be used had been provided in the application.

Sufficient outdoor play areas must meet state regulations. The yard is enclosed by a 4ft chain link fence around a lot that exceeds the requirement.

After review, the Planning Commission can look at the particular circumstances and facts with use and terms and standards with respect to additional standards the Commission may set, it was requested to pass the suggested motions.

Mr. Hunter asked about the proximity of the establishment to another daycare location and why it is mandated in that way. Mr. Iacoangeli stated the reason that regulation is included is likely because the state is wishing to make sure that locations such as these do not stack and become disruptive to a neighborhood as daycares or serve as halfway homes.

Ms. El-Assadi asked if the rental agreement would come into play. Mr. Iacoangeli stated it would be up to the property owner for insurances and liabilities. It was noted the property owner is aware of the intention to open the daycare.

Mr. Doe stated that 1,500 ft used to be required before Covid. He asked if, in the future, someone made a request for a daycare, if it was possible to waive a requirement. Mr. Iacoangeli stated they could not. He provided an example of an individual wanting to open a daycare but they could not because their neighbor had an active license that they weren't using. The individual had to wait for their neighbor's license to expire to get their own. If it is a state ordinance, they cannot override it.

The public hearing was opened and closed at 6:44 p.m.

Mr. Tawakkul thanked Ms. Campbell for making the commitment to open a daycare, as there is a shortage in the area.

Ms. Peterson also thanked Ms. Campbell. Ms. Peterson asked that operations would be 6 am to 6 pm. Ms. Campbell stated that was correct. Ms. Peterson asked if Ms. Campbell had had her own daycare before. Ms. Campbell stated that she had been employed at a daycare. After which, she went to people's homes as a licensed exempt provider. Now she is looking to start a daycare at home for up to 12 kids. Ms. Peterson asked how many employees there would be. Ms. Campbell stated 2, so 6 kids to each adult.

Ms. Campbell stated she was unaware there was a shortage of childcare and it is something she enjoys which is why she wants to provide a safe and caring place for children.

Mr. Hunter applauded her effort, as he had also spent a lot of time in daycare.

**MOTION:** Mr. Tawakkul **MOVED** to approve the special land use review application of Laronda Campbell to permit a group daycare home, providing care for up to twelve (12) children, for a site zoned R5, one-family residential at 600 Woodlawn Avenue, Parcel K-11-11-362-020 with the following conditions: the applicant shall agree to enter into a special conditional use agreement under the following conditions: prior to consideration to a group daycare home, the applicant shall supply a daycare application to the Office of Community Standards and additional documentation including but not limited to scaled and accurate surveyed drawings correlated with legal descriptions of all existing buildings, drives and other improvements, a copy of state license, a copy of inspection reports, drawings of pictures of the house layout showing the rooms that will be utilized with the daycare. Subject site shall be brought into compliance with all state building and fire codes pursuant of state licensing, shall comply with

township sign ordinance, required off-street parking shall be provided during hours of operation, outdoor play area shall be provided pursuant of state licensing rules. For the safety of all occupants and upon sufficient notice, the applicant shall permit, prior to operation of a group daycare home, the dwelling to be inspected by the Township Building Official and/or Fire Marshal to ensure compliance with the adopted property maintenance code. Ms. El-Assadi **SECONDED** the motion. The motion **PASSED** with unanimous consent.

v. **OLD BUSINESS**

None to report.

vi. **NEW BUSINESS**

**Applicant:** Children's Healing Center

**Address:** 1441/1481 S. Huron Street

**Parcel:** K-11-16-360-005

**Request:** To consider the request for Preliminary Site Plan approval to construct an 11,000 sq ft building which will be used as a year-round recreation center for children with weak immune systems for a site zoned TC, Town Center, with a Site Type B.

Mr. Iacoangeli shared a preliminary site plan for the Children's Healing Center. The 11,000 sq ft building will serve as a recreation center for children who are immunocompromised. The project was put out for review, to which the Planning Office and associates suggested approval.

The overall parcel that the building will be placed on will be split into 3 separate parcels and the Children's Healing Center will be placed on Parcel A. The drive for the Sheriff's Substation is anticipated to be relocated and connect into this commercial drive. The intersection of the new connection is expected to have a light signal.

Mr. Tawakkul asked if Aldi would be connected to the main road in a similar way to the Children's Health Center. Mr. Iacoangeli stated that they would likely be connected in a similar way and Aldi would be responsible for their own roadway.

Mr. Doe asked if roundabouts were being considered to keep the flow of traffic moving, noting that rush hour gets hectic in that area. Mr. Iacoangeli stated they will likely go with lights rather than a roundabout and they will coordinate the lights to turn green around the same time to flush out traffic.

Mr. Iacoangeli stated the master plan with the development is consistent with the land use being proposed. Height and bulk standards were met and comply. The natural features of the parcel are non-significant, as it is flat and few trees are on the parcel. The site access would be off of a private road with one point of access off of Heron. The applicant will need to get

permits from the Washtenaw County Road Commission as a part of the development. Parking standards were met, and exterior lighting is consistent with the ordinance requirements and standards. Landscape standards apply to the township's ordinances. The applicant provided a dumpster screening but it is not detailed.

Mr. Iacoangeli shared the feedback provided by the Planning Commission's associates.

Carlisle Wartman & Associates recommended approval by the Planning Commission on December 20, 2022 with 4 conditions:

- A woodland protection table being added to the plan.
- A private road be constructed to private road standards.
- Bicycle parking be added.
- Dumpster screening detail being included on the plan sheet.

OHM Engineering recommended approval for this state of the process on December 21, 2022 provided preliminary detailed engineering comments related to drainage and stormwater that will need to be addressed at the time of final site plan and detailed engineering.

YCUA also recommended preliminary site plan approval on December 15, 2022.

Fire Marshal Steve Wallgren recommended preliminary site plan approval on December 16, 2022 on the condition it complies with the international fire code of 2018. A dedicated hydrant needs to be included that is no closer than 40 ft and no farther than 100 ft, and that the radius be 250 ft so they can cover the entire building.

Washtenaw County Water Resources had no comments but the applicant is working with them on their stormwater plan that will be put together as a part of the design.

Washtenaw County Road Commission shared comments by email on December 22, 2022 regarding the private commercial drive that will be installed as a part of the process. Donation of ROW along Heron Street for 75 ft width was requested, a segment of sidewalk to be removed, a cost estimate for work within the Heron Street ROW be submitted, and review fees to further review the plan.

Mr. Sinkule noted that one of the recommendations was that a public hearing be held to consider the site reclassification and asked if it would be done during this meeting. Mr. Iacoangeli stated the zoning in the area was consistent, but when the parcel splits, the planning Commission has the ability to hold a public hearing and recommend the site type classifications for the new parcels being created.

Ms. El-Assadi asked what the timeline was. Mr. Iacoangeli stated they are hoping to break ground in the Spring and be open by Winter 2023 or Spring of 2024, noting more information would come from the applicant.

Mr. Hunter asked if it was a non-profit organization. Mr. Iacoangeli stated that was correct.

Mr. Hunter stated Heron Street was previously discussed as a district and several other businesses came in. He asked if they would take a similar approach and be off of the primary road. Mr. Iacoangeli stated he would have to look, but he believed this project would be included in the special assessment.

The applicant, Ms. Sarah Beleky, Manager of Designing Construction for the Children's Healing Center, shared that they are a non-profit based in Grand Rapids and expanding to the SE side of the state. They are the first facility of their kind that is a year-round recreation facility for kids with weak immune systems due to cancer, organ transplants, autoimmune diseases, etc. It provides a safe space without worrying about getting sick. This allows kids to come together and play and have fun. Their members are 0-18 plus a young adult program that goes through the age of 26. They provide counseling, fitness classes, preschool classes, art classes, etc. They are open 4 days a week plus some weekends, evenings after school, and a preschool program to help kids catch up and go to school like regular kids. Currently, the West Michigan site serves the entire state and people come all the way from the Southeast. The property on South Heron is off the expressway allowing people to access it easily, along with hotels or food. The new location will broaden their reach to this side of the state.

Mr. Jason van Renort for Natervalle, the Civil Engineers, Surveyors, and Landscape Architects for the project. He noted that John Stevens is the Architect and Construction Manager. He asked the Commission if they had any questions.

Mr. John Stevens stated they are still in design development. The goal was to create a modern and playful structure including different colored panels and some areas having higher ceilings to make the areas more inviting. He shared several renderings of the structure. Mr. Stevens noted there was a clearing overlooking the golf course and Ford Lake, creating a beautiful view, which is where the tall windows were placed. The trees on the lot were existing trees. The overall floorplan was presented to the Commission, including a check-in area, a meeting room, a locker area, restrooms, and an airlock system entering into the main area. In the main area, there is a T&AYA, parent relax room, a multipurpose room, active fitness, art room, exploratory play area, a board room, single occupant restrooms with small and normal toilets, storage areas, and faculty and staff areas. The staff have their own entrance with a similar check-in to enter the center. Exterior elevations were presented with building materials. He asked the Commission if they have any questions.

Mr. Tawakkul asked if there would be physicians at the facility. Ms. Beleky stated that there are not physicians on staff but there are medical advisors on the Board that assist with the cleaning and check-in procedures needed for the kids. Mr. Tawakkul asked how many kids they are looking to accept at the facility. Ms. Beleky stated that at their current facility, which is 7,000-8,000 sq ft., the morning preschool class has 10-12 kids and the evening programs has about 12-15. On the weekends there may be more, and during a movie night it may be 15-20. Mr.

Tawakkul asked what the age range was. Ms. Beleky stated generally it is 3-12 by they offer 0-26.

Ms. Peterson stated they are open 4 days a week, and asked the hours. Ms. Beleky stated that the staff comes in at 8 a.m. M-F. Kids come M-W, Friday, and some Saturdays. Generally, they are open until about 8:30 p.m. to cover after school, so there are typically no kids between 12-4. Ms. Peterson asked how many people would be on staff every day. Ms. Beleky stated there will be about 4-5 every day and 4-5 volunteers come in for morning shift and afternoon shift. Ms. Peterson asked if the only other location was in Grand Rapids. Ms. Beleky stated that was correct.

Ms. Peterson asked if studies were run in the area to understand how many people would use the service. Ms. Beleky stated that studies were run with the larger staff but she was not sure on the exact numbers. Ms. Peterson asked if parents make appointments or if they are scheduled certain days. Ms. Beleky stated doctors recommend the patients to the center based on a certain number of criteria. After which, the individual and their families can come whenever they want to any of the programs. They ask for families to call in advance so they can hit on all age groups and all genders through different events.

Ms. Peterson asked who would be denied and what for. Ms. Beleky stated a doctor has to recommend them based on an autoimmune issue. She stated at the other location, they partnered with facilities and doctors that recommend to the center specifically. The goal is to make similar connections to the facilities in the area.

Mr. Tawakkul left the meeting at 7:15.

Ms. El-Assadi asked what the timeline was. Ms. Beleky stated they hope to break ground in April. 8-9 months of construction is expected. Programming is expected to begin in January or February of 2024.

Mr. Hunter commended the work being done and stated the building looks beautiful. He stated it is great to offer normalcy to families who need it.

**MOTION:** Ms. El-Assadi **MOVED** to approve the Preliminary Site Plan approval to construct an 11,000 sq ft building which will be used as a year-round recreation center for children with weak immune systems for a site zoned TC, Town Center, with a Site Type B for 1441/1481 S. Huron Street, Parcel K-11-16-360-005. Mr. Hunter **SECONDED** the motion. The motion **PASSED** unanimously.

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

A. **CORRESPONDENCE RECEIVED** -None

- B. **PLANNING COMMISSION MEMBERS** - None
- C. **MEMBERS OF THE AUDIENCE**- None

viii. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report.

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

None to Report.

x. **TOWNSHIP ATTORNEY REPORT**

None to Report.

xi. **PLANNING DEPARTMENT REPORT**

None to Report.

xii. **OTHER BUSINESS**

None to Report.

xiii. **ADJOURNMENT**

**MOTION:** Ms. El-Assadi **MOVED** to adjourn at 7:22 pm. The **MOTION** was **SECONDED** by Mr. Hunter and **PASSED** by unanimous consent.

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Respectfully Submitted by: Minutes Services