

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, February 28, 2023
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Vice-Chair
Elizabeth El-Assadi
Larry Doe
Muddasar Tawakkul

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
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 JANUARY 2023 REGULAR MEETING MINUTES

MOTION: Mr. Tawakkul **MOVED** to approve the January 10, 2023 Meeting Minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

iii. APPROVAL OF AGENDA

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

iv. PUBLIC HEARINGS

None to report.

v. OLD BUSINESS

None to report.

vi. **NEW BUSINESS**

- a. **7130 Rawsonville Road – Parcel K-11-36-100-033** – Sketch Plan Review – Snider Electric – Consider request to construct a 1,950 sq. ft. building expansion, construct a new 6,000 sq. ft. building, and the construction of the associated parking areas, driveways, utilities, storm water management system, and Landscaping.

Mr. Iacoangeli addressed the Planning Commission and explained the request for a sketch plan approval preliminary site plan for a new business with an interest to locate in the township Snider Electric. This site is currently zoned for Innovation & Technology District, a designation intended to be the major employment area of the Township. This would permit the use of the property for electrical contracting business. Two of the buildings already existed on the property, the single-family home has been used historically as an office. Snider Electric has expressed their interest to move into this site, they would also like to make an addition to the existing pole barn and utilize the existing office. As part of their proposal, Snider Electric is looking at closing down the northernmost driveway that's closest to the railroad tracks and utilizing the driveway that's located to the south on the property, and then they would be using that as their primary means.

Snider Electric intends to pave and install the required parking for the office building on Rawsonville Road, and their plan for the future building is to have the additional proposed 60 by 100 building. In addition, it is believed that Snider Electric intends to move forward relatively soon with the proposed 30 by 65 additions to the existing barn or outbuilding. They have also illustrated and demonstrated their preliminary engineering plan and the use of a retention pond for stormwater.

There will be additional lighting on the building to help illuminate the area at night and additional landscaping along the fence as the need to screen the view of the rear yard for the business. In addition, Snider Electric would be making some needed improvements and installation of an ADA, handicap parking space in the pay parking and also making sure that the front office is barrier free.

Mr. George Snider (Owner of Snider Electric), shared with the Board that the business was started in 2006. Currently the company has 15 employees and nine trucks. The company was leased out of Pittsfield Township over the last 10 years. The company has grown and the Rawsonville Location was perfect for the expansion.

MOTION: Mr. Tawakkul **MOVED** to approve the Preliminary Site Plan of Mr. Snider representing Snider Electric to permit the construction of a 6,000 sq. ft. building, 1,950 sq. ft. building addition, and referenced site improvements located at 7130 Rawsonville

Road, Belleville, MI 48111 Parcel #K-11-36-100-033. This motion is further made with the following conditions:

1. Applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
2. Applicant shall obtain all applicable internal and outside agency permits prior to construction.

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

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

vii. **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

A. **Correspondence received**

Mr. Iacoangeli informed the Planning Commission on the correspondence received from the Michigan Association of planning.

B. **Planning Commission members**

None to Report.

C. **Members of the audience**

None to Report.

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 Planning Commission on the proposed amendments to the zoning ordinance. Due to the influx of new projects and the resignation of Amy Steffens, the ordinance amendment was passed across to Carlisle Wortman Associates to work on them. The latest update from Ben Carlisle, is that half of the work is done. These would be ready in March and one of the two March meetings will be the work session for reviewing the ordinance amendments. A public hearing date would be set during the March meeting, to hold a public hearing at the April meeting, with the idea being that the Planning Commission would make a recommendation to the Board, which would go in May.

The Aldi Store would be submitting their site plan, this would take about two or three weeks to go through all of the staff reviews and would be presented to the Planning Commission in the month of April. The hotel that is located on US 12, next to the Wendy's Tim Hortons, have finished their first-round of review and they have couple of things to rectify. The Children's Healing center contacted the office and they are moving forward with their detailed engineering and final site plan, they plan to start construction in spring. The other hotel on Joe Hall Drive (Comfort Inn and Suites) has already resubmitted a new traffic impact study to the county and will submit site plans to the planning department for review in the following weeks.

Mr. Tawakkul inquired if Zippy auto wash would be interested in coming back to the Township; Mr. Iacoangeli stated that the planning department would try to talk to them.

xii. **OTHER BUSINESS**

None to Report.

xiii. **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 6:49 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

Respectfully Submitted by: Minutes Services