

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, July 25, 2023  
6:30 pm**

**COMMISSIONERS PRESENT**

Bill Sinkule, Chair  
Elizabeth El-Assadi, Vice-Chair  
Gloria Peterson  
Larry Doe  
Muddasar Tawakkul  
Bianca Tyson  
  
Denny McLain

**STAFF AND CONSULTANTS**

Jason Iacoangeli AICP, Planning Director  
Fletcher Reyher, 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 JUNE 2023 REGULAR MEETING MINUTES**

**MOTION:** Mr. Tawakkul **MOVED** to approve the June 27, 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**

**A. ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES:**

Mr. Iacoangeli gave an overview of the language changes for each proposed change to the Zoning Ordinances.

- 1) ARTICLE 4, SECTION 407. - RESIDENTIAL MULTIPLE-FAMILY: LOW DENSITY

2) ARTICLE 4, SECTION 408. - RESIDENTIAL MULTIPLE-FAMILY: MEDIUM DENSITY

- 2) ARTICLE 4, SECTION 409. - RESIDENTIAL MULTIPLE-FAMILY: HIGH DENSITY – Sections 407, 408, and 409 all receive the same changes. Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. Mr. Iacangelo read the following language proposed to be added to Sec. 407, 408, and 409, “The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.”
- 3) ARTICLE 4, SECTION 420. – INDUSTRIAL USES - There are updates to the code, changes to titles that will modernize and specify uses, and which land uses in specific zoning districts are being eliminated. There isn't a constitutional requirement for junkyards, which may be eliminated, though still allowed as a Conditional Use. There is an overview of green uses and the changes made in all districts to accommodate them, among other changes to the rest of the industrial-use zoning code.
- 4) ARTICLE 5, SECTION 506. – TOWN CENTER – This amendment deals with Use Group 2 which allows uses in group 1, 2, and 3 to be mixed vertically. This zoning ordinance intended to include group 4 to expand the number of uses allowed to be mixed.
- 5) ARTICLE 11 SECTION 1128. – TEMPORARY SIDEWALK, OUTDOOR AND TENT SALES FOR PRINCIPAL USE. – This amendment deals with the parking that needs to be provided. If someone has an outdoor sale and provides a large circus type tent, then the planning department must use the off-street parking standards to determine if they have enough parking. Usually, this is not an issue for a more significant shopping center.
- 6) ARTICLE 13, SECTION 1305. - FENCES AND WALLS – The current graphic will be eliminated because it's confusing. There are also changes about "through" lots and how privacy fencing should be allowed in the “rear yard” of through lots with an appropriate setback. Per the ordinance, through lots technically have two front yards which do not allow privacy fencing within the front yard setback.

- 8) ARTICLE 15, SECTION 1509. - SIGNS – This change is only regarding wall signs. The language will be changed from lot to unit to accommodate multiple units on the same lot. An update to prohibited signs is also included but will not affect murals throughout the township. This change is just to prohibit signs painted directly onto walls.

The Chair opened the Public Hearing for these proposed changes at 7:25pm. He asked anyone wishing to speak to approach the microphone and state their name and address for the record. Seeing no public comments, the Public Hearing was closed at 7:26pm eastern standard time.

**MOTION:** Mr. Tawakkul **MOVED** to accept the proposed changes to the zoning ordinances and recommend approval to the Township Board of Trustees. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

v. **OLD BUSINESS**

Nothing to report.

vi. **NEW BUSINESS**

Nothing to report.

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

A. **Correspondence received.**

Nothing to report.

B. **Planning Commission members**

Nothing to report.

C. **Members of the audience**

Nothing to report.

viii. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

Nothing to report.

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

Nothing to report.

x. **TOWNSHIP ATTORNEY REPORT**

Nothing to report.

xi. **PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli informed the committee that two cases were held at the July 12, 2023, Zoning Board of Appeals meeting. One was an apartment office building, which was approved by the Planning Commission but tabled due to residents' concerns. The applicant will come back to the ZBA to address concerns in September. The second was the Comfort Inn and Suites Variance, which was approved at the July 12, 2023, Zoning Board of Appeals Meeting.

Mr. Iacoangeli also gave updates on projects occurring throughout the Township and was available for questions from the Commission.

xii. **OTHER BUSINESS**

Nothing to report.

xiii. **ADJOURNMENT**

**MOTION:** Ms. El-Assadi **MOVED** to adjourn at 7:38 pm. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services.