

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, September 12, 2023  
6:30 pm**

**COMMISSIONERS PRESENT**

Bill Sinkule, Chair  
Elizabeth El-Assadi, Vice-Chair  
Gloria Peterson  
Larry Doe

Muddasar Tawakkul  
Bianca Tyson

Caleb Copeland

**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 JULY 2023 REGULAR MEETING MINUTES**

**MOTION:** Mr. Tawakkul **MOVED** to approve the July 25, 2023, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

iii. **APPROVAL OF AGENDA**

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

iv. **PUBLIC HEARINGS**

- a. **3120 ELLSWORTH ROAD – K-11-07-300-004 – TO CONSIDER THE SPECIAL LAND USE REVIEW APPLICATION OF TAHANI ABD-ALMAJEED TO PERMIT A GROUP DAYCARE HOME, PROVIDING CARE FOR UP TO TWELVE (12) CHILDREN, FOR A SITE ZONED R-4 ONE FAMILY RESIDENTIAL.**

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a special land use application to permit a group daycare home to provide care for up to 12 children at 3120 Ellsworth Road. The subject site is a 1-acre parcel, zoned R-4 One Family Residential, located adjacent to the Roundtree Apartment complex and Fortis Academy Charter School. The driveway is U-shaped, with both entrances on Ellsworth Road. The applicant currently operates a family day care home (1-6 children) in the Township located at the same address. The applicant is seeking to increase from one to six children to 12 children, which requires planning commission consideration for a special land use approval.

Mr. Reyher presented the Commission with an aerial view and a street view of the property taken from Google Street View. The surrounding properties are all residential, mostly single-family residential, and to the south of the property is a Roundtree apartment complex, which is residential multi-family medium density.

As per the Michigan Zoning Enabling Act, a group daycare home shall be issued a special use permit, conditional use permit or other similar permit if the group childcare home meets the following conditions.

- The group daycare is located not closer than 1,500 feet to any of the following: Another licensed group daycare; An adult foster care small group home or large group home licensed under the adult foster care facility; A facility offering substance use disorder services; A community correction center, resident home, halfway house.

The applicant has met the standards. The closest licensed group daycare home is 2,740 feet away, located in Pittsfield Township.

- Another condition is that the applicant shall have appropriate fencing for the safety of the children. Per the applicant's application submitted, there is a privacy fence in the rear yard where the children would recreate.
- The daycare home: The play area size must not be less than 600 square feet in size. The backyard of this property is approximately 16,000 square feet. The applicant has more than enough space to accommodate 7 to 12 children.
- Maintains the property consistent with the visible characteristics of the neighborhood (Standard has been met).
- Does not exceed 16 hours of operation during a 24-hour period (Standard has been met). The applicant proposes operating five days a week from 7 am to 6 pm.
- There are sign regulations, and the township has sign regulations as well. The applicant is not offering any signage at the moment. If they do, they'll need to come in with a separate permit and meet the standards of the zoning ordinance.

- The Zoning Enabling Act requires that the applicant provides off-street parking accommodation for parents dropping off and picking up their children and their employees (Standard has been met).

The township also has a list of standards that need to be met for approval of a special use permit for a group daycare home.

- The use will be harmonious and in accordance with the objective intent and purpose of this ordinance. The Planning Department believes that this use would be harmonious with surrounding uses.
- Group daycare homes are residential, and they provide an essential service to working parents.
- Will be compatible with the natural environment and existing and future land uses in the vicinity (The subject property is compatible with the natural environment and existing and future land uses).
- Will be compatible with the township master plans (The subject is currently compatible with the Master Plan and the future land use designation. That designation is Neighborhood Preservation. It will remain a single-family home, which meets that standard).
- Will be served adequately by essential public facilities and services (The subject property is an existing home and is served by essential public services).
- Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, property, or public affairs. (The location is a safe environment for this use. This property is located on Ellsworth near the intersection of the golf side and receives high traffic volumes at peak traffic hours. The Planning Commission will have to consider this).
- Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community (The proposed use would likely not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community).

Ms. Tahani Abd-Almajeed (Applicant) shared with the commission that she started a home daycare two months ago. There has been demand for daycare, but it is unable to expand due to the limitations, and having an assistant will help in the expansion.

Mr. Tawakkul asked Ms. Tahani Abd-Almajeed if she was comfortable with the conditions laid out; Ms. Tahani Abd-Almajeed stated yes.

Ms. Peterson commended Ms. Tahani Abd-Almajeed for the expansion of the daycare into a home daycare and for providing good daycare to the community. The provider has a home with plenty of space for the kids to play.

### **Public Hearing opened at 6:47 PM**

Chris Chadwick (3100 Ellsworth Road) spoke on behalf of his mother (Nancy Chadwick). Nancy Chadwick is the owner of the property adjacent to the daycare. Mr. Chadwick inquired if there would be weekend daycare for the age group of the children. Mr. Chadwick shared his concern about traffic congestion and the issue of cars being parked in his driveway. The other issue is that the house at 3120 is on a septic system. There's no sanitary sewer from the Gulf side to Michigan, which could have potential problems in the future. The property line on the west side is 13 feet from the school property and about 155 square feet from the storage building to the northwest corner of the property. There has been a sign posted of the daycare.

### **Hearing No Public Comments.**

### **Public Hearing closed at 6:52 PM**

Mr. Fletcher Reyher stated that he would respond to the resident after some research. Mr. Reyher stated that the public notices extend to Pittsfield Township. The planning department uses Washington County GIS, and it includes Pittsfield Township and all of those parcels that are in there. The 300-foot radius doesn't stop at those borders, and if it did stop at a county line, the addresses would be found in the adjacent County. According to the records, the property is hooked up to a public sewer. This would need to be confirmed with the YCUA engineer. If there are any discrepancies with the documents of the house, they will be corrected. Mr. Reyher stated that he would communicate to the applicant to remove the sign since there was no approval for the sign to be put up. The hours of operation of the home daycare are Monday-Friday (7:00 am –5:00 pm) for age groups 0-12 years.

**Note:** A condition for the Planning Commission to approve the applicant to remove the sign and to follow any necessary permits to have a sign erected.

**MOTION:** Mr. Tawakkul **MOVED** to approve the special conditional use permit request of Tahani Abd-Almajeed for the purpose of allowing a Group Daycare Home, providing care for up to twelve (12) children, for a site zoned R-4, Residential, located at 3120 Ellsworth RD, parcel, K-11-07-300-004 with the following conditions:

1. The applicant shall agree to enter into a special conditional use agreement outlining the following conditions:
  - The applicant shall supply, prior to the operation of a group day care home, to the Office of Community Standards a daycare application and all documentation as required by the daycare application, including but not

limited to, scaled and accurate survey drawing correlated with a legal description and showing all existing buildings, drives, and other improvements; copy of state license; copy of inspection reports, drawings or pictures of the house layout, showing the rooms that will be utilized for the daycare.

- The subject site shall be brought into compliance with all state building and fire codes pursuant to state licensing rules.
  - The use shall comply with the township sign ordinance.
  - Required off-street parking shall be provided during hours of operation.
  - An outdoor play area shall be provided pursuant to state licensing rules.
2. For the safety of all occupants and upon sufficient notice, the applicant shall permit, prior to the operation of a group day care home, the dwelling to be inspected by the Township Building official and/or Fire Marshal to ensure compliance with the adopted property maintenance code.

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

**Roll Call Vote:** Mr. Copeland (Yes); Ms. El-Assadi (Yes); Mr. Tawakkul (Yes); Mr. Tyson (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes).

**MOTION PASSED.**

v. **OLD BUSINESS**

None

vi. **NEW BUSINESS**

- a. **PRELIMINARY SITE PLAN – TYLER ROAD COLD STORAGE – 2901 TYLER ROAD –PARCEL K-11-12-300-006** – TO CONSIDER THE SKETCH PRELIMINARY SITE PLAN APPLICATION OF ARM HOLDINGS, LLC, TO PERMIT THE CONSTRUCTION OF COLD STORAGE AND SHOP BUILDINGS ON A PARCEL ZONED I-C – INDUSTRIAL AND COMMERCIAL LOCATED AT 2901 TYLER ROAD, YPSILANTI, MI 48198.

Mr. Iacoangeli (Township Planning Director) presented to the Commission a preliminary site plan for cold storage buildings for International Turbine Industries. The request is for the approval to construct a 7900 square foot storage building, 2100 square foot storage building (future), 10,000 square foot storage building (future) and a 45,000 square foot storage building for future development projects would also include water main extensions, and an entrance replacement at Tyler Road.

The site is currently zoned I-C, Industrial and Commercial, which follows the Master Plan designation. The site is surrounded by Airport Drive to the north and Tyler Road to the south. A portion of the property where these buildings are going to be developed is currently a vacant parking lot. The zoning in this area is I-C, and the master plan is Innovation and Employment District. The topography of this site is flat, and there would be no wetland impact based on the current map. In this zoning district, the maximum building height is 50 feet. The setbacks are 20 feet (front), 40 feet (side) and 50 feet (rear). The applicant is providing the required amount of parking as per the ordinance. The cold storage would have the recommended ADA-compliant parking spaces.

Replacement of the asphalt surrounding the buildings to make sure that the parking surface for all the new buildings meets the engineering standards of the township. The applicant has been requested to remove some of the invasive brush and weeds along Tyler Road that currently exist along the fence line and replace that with landscaping that includes evergreens and other trees to comply with the current zoning ordinance.

#### **Reviews of different departments:**

- **OHM:** Engineers is recommending approval as of August 25. An existing water main currently serves the building on site, and the applicant's proposal meets the Township's design standards.
- **Fire Department:** Fire Marshal Steve Wallgren has reviewed the plan and approved it as submitted. All future structures must comply with hydrant coverage, or the buildings must comply with hydrant coverage of 250 feet when they're built. Future suppress buildings must also have standalone hydrants dedicated to the fire department connection. There is a requirement for a Knox box for the development for the fire department to have access to the site.
- **YCUA:** Scott Westover recommended approval based on his review of the water main system.

Mr. Iacoangeli shared with the Commission that the International Turbine Industry is into turbine refurbishment and the need for storage for incoming and outgoing turbines as they are being restored. Currently, they're utilizing shipping containers as storage.

Mr. Iacoangeli informed the Commission that the development in the area is extremely limited because the soil underneath the parking lot is environmentally sensitive. The applicant would have to take care at the time of construction with regard to disturbing the soil and make sure that they remediate any environmental contamination that might be present.

The commissioner inquired about the duration of the construction.

William Andrews (General Manager of ITI) stated that the storage and the initial building would take six months to a year. And the aim is to make some long-term enhancements and additions as the company expands.

Ms. Peterson inquired about the turbine and the contents of the containers; Mr. Andrews shared that the location is for a jet engine overhaul facility. The work is usually on seven to 10 passenger jets. The crates are four feet by six feet by four feet high, and the engines fit into these crates.

The Commissioner stated that with the wetland districts, the applicants would need to take extra care.

The Commission and Mr. Andrews discussed the maintenance of the engines. The cold storage would continue to be a storage space. Building C is for the preliminary presentation. Once approved, the cold storage would be built first, and the plan is to start working towards Building C to be developed into a shop. Normally, it takes about 90 days to repair an engine, depending on the scope of maintenance.

**MOTION:** Mr. Tawakkul **MOVED** to approve the construction of a 7,900 sq.ft. Storage building, 2,100 sqft storage building (future), 10,000 sq.ft storage building (future), 45,000 sq.ft storage building (future), water main extension, and entrance replacement located at 2901 Tyler Road, Ypsilanti, MI 48198 Parcel #K-11-12-300-006. This motion is further made with the following conditions:

- The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.

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

**Roll Call Vote:** Mr. Copeland (Yes); Ms. El-Assadi (Yes); Mr. Tawakkul (Yes); Ms. Tyson (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes).

**MOTION PASSED.**

- b. **ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES.**

Mr. Iacoangeli informed the Commission that most of the amendments were supposed to go through with the last batch, but due to a publication issue, it was sent as a separate batch of amendments to the Board.

Mr. Iacoangeli requested the Commission to schedule a Planning Commission meeting on September 26, 2023, for a formal public hearing on the amendments.

1) ARTICLE 2, SECTION 201. – DEFINITIONS: The new addition to the definition section.

**Adaptive Reuse:** The development of a new use for an older building or for a building originally designed for a special or specific purpose.

2) ARTICLE 4, SECTION 420. – USE TABLE.

3) ARTICLE 5, SECTION 504. – NEIGHBORHOOD CORRIDORS.

4) ARTICLE 5, SECTION 505. – REGIONAL CORRIDORS.

5) ARTICLE 5, SECTION 507. – DESIGN STANDARDS.

This additional language wasn't included in the zoning ordinance when it was adopted about a year and a half ago "Transparency Alternatives."

Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear-facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted toward the transparency requirements for facades that face a right-of-way.

- a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically.
  - Expression of the structural system and infill panels through a change in plane not less than three inches.
  - System of horizontal and vertical scaling elements, such as: belt courses, string courses, cornice, and pilasters.
  - System of horizontal and vertical reveals not less than one inch in width/depth.
  - Variations in material module, pattern, and/or color.
  - System of integrated architectural ornamentation.
- b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
- c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

These criteria, even though they did not exist in the ordinance, were used as part of the Aldi development to allow them to achieve some of their transparency requirements for parts of their building. And one of those choices that they made



was the permanent art because they will be putting an art area at the corner of Huron and Brinker.

6) ARTICLE 11, SECTION 1155. – STATE-LICENSED RESIDENTIAL CHILD AND ADULT CARE FACILITIES.

Struck out explicit state licensing rules that are subject to change and swapped them with State of Michigan licensing rules.

This change was made due to running into issues where ordinances have explicit legal numbers in them, and then the state numbers change, and the ordinance doesn't reflect it.

The other change is that the site shall comply with the sign provisions of Article 15.

7) ARTICLE 11, SECTION 1167. – ADAPTIVE REUSE

- i. **Intent:** The intent of this is to facilitate the retention and conversion of older, economically distressed, existing, underutilized, or historically significant buildings to viable uses. Reuse of existing buildings will help to reduce vacant space, create opportunities for new development, and reduce property degradation and blight. Encouraging the reuse of buildings is a sustainable practice to retain much of the energy that went into their initial construction and reduce greenhouse gas emissions. Specifically, the intent of this section is to:
  - a. Provide regulations specifically tailored to encourage and promote the rehabilitation of older used and underutilized buildings.
  - b. Provide for a mix of uses within said adaptive reuse developments, which promote the economic revitalization of Ypsilanti Township.
  - c. Promote the retention of older buildings and lands, which enhance the image and preserve the heritage of Ypsilanti Township.
  - d. Provide reasonable standards for the blending of new construction with existing buildings to allow quality development of older structures within contemporary development and building standards.
  
- ii. **Criteria:** The provisions of this section are intended to modify the standards otherwise applied to the site by its underlying zoning district. Unless specifically modified by this chapter, all other standards adopted shall apply.

Projects must meet the following criteria to be eligible adaptive reuse projects:

- The project site shall be located in an NB, Neighborhood Commercial, GB, General Commercial, Regional Commercial Form-Based district,

Neighborhood Corridor Form-Based district, or the adaptive reuse of a civic building or public-school building in any district.

- This applies to any building that is at least 20 years old and that was constructed in accordance with building and zoning codes in effect at the time of construction.
- The project results in a change of use in all or a portion of the existing building.
- The existing building may not be destroyed by any means to the extent of more than fifty (50) percent of its replacement cost.

iii. **Allowances:** The setbacks, height loading and parking. The building must have ample parking. Loading the height can exceed the maximum height of the district that it's in. The setbacks need to be considered legally non-conforming, and no further encroachments can be permitted on non-conforming setbacks.

iv. **Uses:**

- Permitted Uses: Any use that is permitted to use in the underlying zoning district.
- Assembly Uses, Clubs, Banquet Halls and other such uses are not permitted.
- The following uses shall be allowed as a Special Use- Planning Commission approval if they are within an adaptive reuse development:
  - i. Any use that is a Special-Use Planning Commission in the underlying zoning district.
  - ii. Indoor Climate Controlled Self-Storage for reuse of buildings greater than 50,000 square feet.
  - iii. Retail greater than 20,000 sq/ft.
  - iv. Commercial kennel/Pet Day Care.
  - v. Veterinary clinic/veterinary hospital
  - vi. Fitness, gymnastics, exercise centers, and indoor recreational facilities.
  - vii. Theatres.
  - viii. House of worship.
  - ix. Art Studios
  - x. Trade Schools and other educational uses.
  - xi. Offices and Flex Office Space.
  - xii. Daycare.
  - xiii. Craft trades such as breweries, coffee roasters, bakeries, or culinary businesses.

- Unless listed in this section, other uses are not permitted.

**v. Specific Conditions:**

- a. The provisions of this zoning overlay are intended to modify the standards otherwise applied to the site by its underlying district. Unless specifically modified by this chapter, all other standards adopted for this site shall apply.
- b. All adaptive reuse projects require site plan review as provided for in Article 9.
- c. Adaptive Reuse Projects require a Development Agreement approved by the Township Board of Trustees.
- d. Expansions to the floor area of an eligible building and new construction on the lot must comply with the dimensional requirements provided in the district in which it is located.
- e. The following site elements must be brought into compliance:
  - Parking lot pavement/repairs
  - Lighting as set forth in Section 1303.
  - Landscaping as set forth in Section 1301
- f. The application shall make necessary façade improvements as required by ordinance.
- g. The adaptive reuse project may include both additions and new construction.
- h. The application shall include security camera and license plate readers.
- i. The Planning Commission has the authority to require traffic, environmental, and other reports that aid the site plan review.

Mr. Iacoangeli stated that the zoning section permits to utilize existing buildings that would not otherwise be utilized in the manner that they were initially built.

This information will be opened for public hearing on September 26, 2023, once the Commission reviews the information.

**MOTION:** Mr. Tawakkul **MOVED** to approve to set the proposed amendments to the Zoning Ordinance for public hearing on September 26, 2023.

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

**Roll Call Vote:** Mr. Copeland (Yes); Ms. El-Assadi (Yes); Mr. Tawakkul (Yes); Ms. Tyson (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes).

**MOTION PASSED.**

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

- **Correspondence received**

None to Report.

- **Planning Commission members**

The members discussed the development of Round House.

- **Members of the audience**

None to Report.

viii. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

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

Ms. El-Assadi informed the Commission that Lamkin group was approved to do their office. An application was denied requesting relief from Sec. 802 of the Zoning Ordinance. The applicant constructed a garage addition in the required side yard setback.

x. **TOWNSHIP ATTORNEY REPORT**

None to Report

xi. **PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli informed the Commission that there has been progress on the plans that were preliminarily approved and are moving toward their final site plan approval. The EMU golf facility is finishing the addition, with state representative Wilson planning to hold a re-election shindig. The university men's and women's facility is close to completion. There is good progress with RnL Carriers. The plan is to be completed in November.

Ms. Peterson inquired about the property at Crystal Ponds; Mr. Iacoangeli stated that they are at the stage of building the last two houses. Ms. Peterson shared her concern about the delay to the roadworks and completion of topcoats on the driveways. Ms. Peterson requested Mr. Iacoangeli to inquire about the completion.

xii. **OTHER BUSINESS**

None to Report

xiii. **ADJOURNMENT**

**MOTION:** Ms. El-Assadi **MOVED** to adjourn at 7:43 pm. The **MOTION** was **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services.