

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 26, 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
Dennis McLain, Township Attorney

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

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

ii. **APPROVAL OF SEPTEMBER 2023 REGULAR MEETING MINUTES**

MOTION: Mr. Tawakkul **MOVED** to approve the September 12, 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. **SPECIAL LAND USE – MOTOWN HOLDINGS, INC. – 6630 RAWSONVILLE ROAD – PARCEL K-11-25-400-014 – TO CONSIDER THE SPECIAL LAND USE PERMIT APPLICATION OF MOTOWN HOLDINGS, INC. TO PERMIT THE CONSTRUCTION OF A TRUCK TERMINAL AND USES WHICH HAVE AN INDUSTRIAL CHARACTER IN TERMS OF EITHER THEIR OUTDOOR STORAGE REQUIREMENTS OR ACTIVITIES SUCH AS SUTOMOBILE GARAGES FOR A 6.030 ACRE SITE ZONED L-M – LOGISTICS AND MANUFACTURING.**

Mr. Iacoangeli, Planning Director, presented to the Commission a special land use application to permit a truck terminal at 6630 Rawsonville. The subject site is 6 acres, zoned L-M – Logistics and Manufacturing, and is designated as Innovation and Employment in the 2040 Master Plan.

Mr. Iacoangeli presented the Commission with an aerial view of the property taken from GIS. The surrounding properties are contractors' yard to the North, nursery, and storage yard to the South, residential to the east, and railroad / storage to the West. All surrounding properties share the same future land use designation of innovation and employment.

Mr. Iacoangeli shared the analysis of the outside reviewing agencies:

Planning Consultant Carlisle Wortman Associates reviewed the Preliminary Site Plan and has recommended approval in their letter dated August 14, 2023. CWA lists the following items need to be addressed by the Planning Commission and applicant prior to making a motion:

1. Circulation approval by the Township Fire Marshall.
2. The Planning Commission should consider waiving additional landscaping along Rawsonville Road but require parking lot landscaping and detention pond landscaping.
3. Install dimmers to dim lights to 50% at dusk.
4. Provide dumpster screening.
5. Based on the discussion with the applicant, the Planning Commission should consider limiting the number of drivers/trucks that operate from the site to 15.

Engineering Consultant – OHM recommended approval for this stage of the process in their August 30, 2023, review letter. OHM has provided preliminary detailed engineering comments that will be addressed at the time of Final Site Plan and Detailed Engineering.

Ypsilanti Community Utilities Authority (YCUA) reviewing agent Acott Westover has recommended preliminary site plan approval in a letter dated August 30, 2023.

Ypsilanti Township Fire Department: Reviewing agent Steve Wallgren has recommended preliminary site plan approval in a letter dated August 30, 2023.

Washtenaw County Water Resources Commission reviewing agent Theresa Marsik offered comments in their letter dated September 8, 2023.

Washtenaw County Road Commission offered comments in their email dated June 27, 2023. The comments were minor due to the applicant utilizing an existing driveway.

Ms. El-Assadi asked Mr. Iacoangeli about the Carlisle Wortman report regarding the need for more than 15 spaces.

Mr. Iacoangeli stated that the applicant could answer this question better, but Carlisle Wortman Associates did ask the applicant multiple questions when putting together their report. Mr. Iacoangeli went through the questions asked for the commissioners:

1. Are trucks picked up daily and returned every night or are trucks gone for extended periods of time?
 - a. Both daily and extended periods 50/50 currently. Things change with the market.
2. Do trucks stored hold any freight in them overnight or is all cargo removed before they return to site?
 - a. In some cases, they will have pending delivery that will stay overnight.
3. What is the normal truck pick up and drop-off times?
 - a. Normal times are 7am to 7pm. Though traffic conditions may alter time.
4. Are goods that are shipped stored in onsite warehouse?
 - a. No. Only stay in truck. Locked at all times.
5. Other than trucks, is there any outdoor storage proposed?
 - a. No.
6. If only 15 drivers are proposed, why are there so many truck spaces?
 - a. Extra space for trailer to be dropped.
7. Are there any other truck repairs other than oil change, tire repair, and filter replacement?
 - a. All items allowed under light maintenance.

Mr. Iacoangeli had the applicant Mr. Sandhu approach the stand to answer any questions the commissioners may have. The applicant's engineer, Mr. Jerry Sosnowski, approached the stand to represent the applicant in the absence of Joseph Maynard of Washtenaw Engineering. Mr. Sosnowski gave credit to Mr. Iacoangeli for representing the project fairly and accurately. Mr. Sosnowski gave the commissioners an overview of the project and how the trucking terminal operates on an average day. Mr. Sosnowski tried to answer all the questions outlined in the report.

Ms. El-Assadi asked Mr. Sosnowski why they are unable to meet the landscaping requirements as outlined in the Staff Report. Mr. Sosnowski went into the parking lot landscaping requirements in detail. Per the applicant, maneuvering semi-trucks is a difficult process and adding landscaping to the parking lot would make the operation much more difficult for drivers. For the stormwater detention landscaping, Mr. Sosnowski discussed that infiltration infrastructure takes up a large surface area of the parcel. They need to keep the stormwater infrastructure clear of vegetation for it to work properly. For the street yard landscaping, Mr. Sosnowski stated that there are existing mature evergreen trees. The location of the house, existing landscaping, driveway, and other utilities make it difficult to add any more landscaping.

Ms. El-Assadi asked for further details on why they need 30 truck spaces when they only have 15 drivers / trucks. Mr. Sosnowski waived the applicant Mr. Sandhu to the stand to answer additional questions. Mr. Sandhu stated that additional spaces are needed for the storage of trailers. Trailers would be periodically dropped off for drivers to pick up.

Ms. Peterson asked the applicant what the hours of operation are and whether the site would be secure. The applicant stated that the hours of operation are 7am to 7pm. The trucks left on site

would have freight stored inside the trailers. The trailers will be locked and secured if left overnight. Ms. Peterson had a follow-up question about whether the site is fenced in. Mr. Sandhu stated that the property currently has a fence in the front yard. The applicant plans on adding additional fencing to enclose the rear of the property.

Mr. Tawakkul asked the applicant how long the applicant has been doing this business and whether he plans on expanding in the future. Mr. Sandhu stated that he has been doing this trucking business since 2008. Currently, the amount of work he has is enough and he does not plan on expanding due to wanting to spend more time with family.

Mr. Doe asked that applicant if he is currently using the site. Mr. Sandhu stated that he is currently using multiple sites outside of the Township but would like to consolidate the business in one place.

Public Hearing opened at 6:51 PM

Hearing No Public Comments.

Public Hearing closed at 6:52 PM

MOTION: Mr. Tawakkul **MOVED** to approve the special land use permit for construction of a 31-sapce truck storage, and use of mechanic shop, and office located at 6630 Rawsonville Road, Parcel K-11-25-400-014, 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.
3. The applicant shall install dimmers to dim lights to 50% at dusk.
4. The applicant shall provide dumpster screening.
5. The residential structure is not to be rented or used for residential uses. The residential structure is only to be used for office purposes.
6. No outdoor storage of inoperable vehicles and vehicle parts.
7. No outdoor storage of 3rd party trucks. All trucks must be part of the Motown Holdings, Inc. fleet.
8. All vehicle repairs are for fleet vehicles only. The repair of 3rd party vehicles shall be prohibited.
9. Any other conditions based upon Planning Commission Discussion.

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.

Mr. Sinkule moved on to the next item but asked Mr. Iacoangeli if the Preliminary Site Plan should be addressed now. Mr. Iacoangeli suggested that the commission make a motion on the Preliminary Site Plan of Motown Holdings, Inc.

MOTION: Mr. Tawakkul **MOVED** to approve the Preliminary Site Plan for construction of a 31-space truck storage, and use of mechanic shop, and office located at 6630 Rawsonville Road, Parcel K-11-25-400-014, 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 external agency permits prior to construction.
3. Any other conditions based upon Planning Commission Discussion.

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. **PUBLIC HEARINGS**

- a. **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 make a motion to send the zoning ordinance amendments to the Township Board for its first reading.

- 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. Art Studios
 - ix. Trade Schools and other educational uses.
 - x. Offices and Flex Office Space.
 - xi. Daycare.
 - xii. 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.

Public Hearing opened at 7:10 PM

Township Resident Peter Marcus had an opportunity to share with the Planning Commission regarding the Adaptive Reuse Zoning Ordinance proposal. Mr. Marcus thought that convention centers and hotels should be added to the list of allowable land uses. The former Walmart building on Ellsworth Road would be perfect for a convention center and hotel. Mr. Marcus states that he has been in the hospitality / hotel business for 40 years and could utilize this space for a popular convention center bringing in people from Michigan, Illinois, Indiana, and Ohio.

Public Hearing closed at 7:15 PM

MOTION: Mr. Tawakkul **MOVED** to recommend approval of the proposed zoning ordinance amendments and to send the proposed amendments to the Township Board for the first reading.

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.

vi. **OLD BUSINESS**

None

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

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 7:30 pm. The **MOTION** was **PASSED** by unanimous consent.

Respectively Submitted by Minutes Services.