

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, October 24, 2023
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

Jason Iacoangeli AICP, Planning Director
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 26, 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. **NEW BUSINESS**

PRELIMINARY SITE PLAN – KALITTA TURBINES LLC – 2830 TYLER ROAD – PARCEL K-11-13-206-007 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF KALITTA TURBINES INC. TO PERMIT THE CONSTRUCTION OF A NEW BUILDING, PROPOSED FUTURE BUILDING, ASSOCIATED PARKING, AND SITE IMPROVEMENTS FOR A 6.0 ACRE SITE ZONED I-C – INDUSTRIAL AND COMMERCIAL

The Office of Community Standards is in receipt of a Preliminary Site Plan Application from Mr. Bedder representing Kalitta Turbines requesting authorization for the construction of a 12,000 sq. ft. storage facility, 39,600 sq. ft. future building, and the construction of the associated parking areas, driveways, utilities, storm water management system, and landscaping. This project will include a land combination of the existing warehouse / avionic repair facility located at 2850 Tyler Road with the parcel located at 2830 Tyler Road.

Mr. Iacoangeli, Planning Director, presented to the Commission the project proposal for a new industrial building that will allow for additional capacity for turbine repair for Kalitta Turbine. It was described that the parcels owned by Kalitta have been combined for this new project. Discussion was had about the new parking arrangement as the current facility does not have ample employee parking at the current site. The new parking will allow for an ADA parking space and should have the right amount of parking based on the number of employees on different shifts. The required parking is 75 spaces and the applicant is proposing 48 spaces. The applicant may need to include additional parking with the future building will be constructed. Mr. Iacoangeli also mentioned that at this time YCUA has not signed off on the preliminary plan but Kalitta is continuing to work with Scott Westover to get the water main plans approved.

Mr. Iacoangeli was asked about what Kalitta Turbines and what their business entails and how many employees they have at their facility.

Mr. Iacoangeli stated that the applicant could answer this question better he introduced Mr. Peter Bedder with Kalitta. Mr. Bedder related that the business is a Turbine repair company that has clients from all over the world. He related that they have two shifts and around 151 employees.

Mr. Bedder explained the need to relocate the landscaping to different areas around the site and to keep landscape islands out of the parking field as it will be used for loading and unloading. Mr. Bedder will show the loading and unloading in the next set of plans.

MOTION: Mr. Tawakkul **MOVED** to approve the site plan approval for the construction of a new industrial building to be located at 2830 Tyler Road, Parcel K-11-13-206-007, 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 provide additional landscaping on surrounding property to accommodate for the deficiency in parking lot landscaping.
4. Applicant will notate the loading and unloading zones on the Final Site Plans.

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

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

v. **OLD BUSINESS**

None

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

- **Correspondence received**

None to Report.

- **Planning Commission members**

Questions about the remaining meeting for the rest of 2023.

- **Members of the audience**

None to Report.

vii. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

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

None to Report.

ix. **TOWNSHIP ATTORNEY REPORT**

None to Report.

x. **PLANNING DEPARTMENT REPORT**

Mr. Iacoangeli said that he feels that the Planning Commission will meet at least one more time this year, maybe even two meetings.

xi. **OTHER BUSINESS**

None to Report.

xii. **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 7:35 pm. The **MOTION** was **PASSED** by unanimous consent.