



REGULAR MEETING AGENDA

**Tuesday, July 23, 2024
6:30 P.M.**

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE MARCH 26, 2024, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
 - A. **SPECIAL LAND USE – WHITE WATER CAR WASH – 2675 WASHTENAW AVENUE – PARCEL K-11-06-304-004** – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF EROP, LLC TO PERMIT THE CONSTRUCTION OF A 6,820 SQ. FT. CAR WASH FOR A 1.55-ACRE SITE ZONED RC, REGIONAL CORRIDOR, WITH A PROPOSED SITE TYPE C DESIGNATION.
 - B. **SPECIAL LAND USE – SHEETZ – 755 S. HEWITT ROAD, 2103 AND 2059 W. MICHIGAN AVENUE – PARCEL K-11-18-100-019, K-11-39-350-023, AND K-11-39-350-022** – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF SKILKEN GOLD TO PERMIT THE CONSTRUCTION OF A 6,139 SQ. FT. GAS STATION / CONVIENENCE STORE WITH 8 GAS PUMPS FOR A 7.36-ACRE SITE ZONED RC, REGIONAL CORRIDOR WITH A SITE TYPE C DESIGNATION.
 - C. **SPECIAL LAND USE – BLUEMIND THERAPY – 1122 WALNUT STREET – PARCEL K-11-03-463-014** – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF ZEINAB HASSAN TO PERMIT A CHILD DAYCARE CENTER FOR A 1.7-ACRE SITE ZONED R-5, ONE-FAMILY RESIDENTIAL.
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **PRELIMINARY SITE PLAN – WHITE WATER CAR WASH – 2675 WASHTENAW AVENUE – PARCEL K-11-06-304-004** – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF EROP, LLC TO PERMIT THE CONSTRUCTION OF A 6,820 SQ. FT. CAR WASH FOR A 1.55-ACRE SITE ZONED RC, REGIONAL CORRIDOR, WITH A PROPOSED SITE TYPE C DESIGNATION.
 - B. **PRELIMINARY SITE PLAN – SHEETZ – 755 S. HEWITT ROAD, 2103 AND 2059 W. MICHIGAN AVENUE – PARCEL K-11-18-100-019, K-11-39-350-023, AND K-11-39-350-022** –

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF SKILKEN GOLD TO PERMIT THE CONSTRUCTION OF A 6,139 SQ. FT. GAS STATION / CONVIENENCE STORE WITH 8 GAS PUMPS FOR A 7.36-ACRE SITE ZONED RC, REGIONAL CORRIDOR WITH A SITE TYPE C DESIGNATION.

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE

9. TOWNSHIP BOARD REPRESENTATIVE REPORT