

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING**

Tuesday, July 23, 2024

6:30 pm

COMMISSIONERS PRESENT

Bill Sinkule

Elizabeth El-Assadi

Gloria Peterson

Larry Doe

Bianca Tyson

Darryl Kirby

STAFF AND CONSULTANTS

Fletcher Reyher, Planning and Development Coordinator

Sally Elmiger - Carlisle Wortman

Dennis McLain – Township Attorney

- **CALL TO ORDER/ESTABLISH QUORUM**

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

- **APPROVAL OF MARCH 26, 2024, REGULAR MEETING MINUTES**

MOTION: Mr. Doe **MOVED** to approve the March 26, 2024, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

MOTION: Mr. Doe **MOVED** to approve the agenda. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **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.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a Preliminary Site Plan and Special Land Use Application from White-Water representative, EROP, LLC, for a proposed 6,820 sq. ft. tunnel car wash with two pay stations and 18 vacuum stations / parking spaces. The parking lot will also offer 5 employee parking spaces. This project is proposed to be at 2675 Washington Avenue and zoned RC (Regional Corridor) with a site type A designation.

The applicant proposes to change the site type designation from A to C which permits a carwash with a special land use approval and would also require a variance for the transparency requirements on the building's front facade.

Mr. Fletcher Reyher informed the Commission that a formal motion would not be passed but be presented for the public hearing to answer questions and to listen to members of the public.

Mr. Fletcher Reyher shared with the Commission the site plan where the carwash is being proposed which is currently the home to a golf course called Putters. The site would be accessed from Boston Avenue, no access is being offered from Washtenaw Avenue.

Reviews of different departments:

- **OHM:** The Township Engineer recommended approval in their letter dated June 25, 2024. OHM provided preliminary detailed engineering comments that will be addressed at the Final Site Plan.
- **Ypsilanti Community Utilities Authority (YCUA):** YCUA has recommended approval in its letter dated June 25, 2024.

- **Ypsilanti Township Fire Department:** YTFD Fire Marshall Steve Wallgren has recommended approval in a letter dated June 20, 2024
- **Washtenaw County Water Resources Commission:** Washington County Water Resources Commission provided a letter to the applicant outlining 22 comments that will need to be addressed to obtain an approval.

The applicant continues to work with the county to address these items. And will be addressed at the time of the final site plan and detailed engineering review.

Ms. Erin McMachen (Stonefield Engineering and Design) represents the applicants; Robert Dixon and Shawn Doherty.

Ms. Erin McMachen shared with Commission that the proposed site is difficult in terms of development for any user since it's a long narrow site with some odd lot lines and corners. There is also a large grade change since Washtenaw Avenue is about 26 feet higher than the south end of the site. Dealing with a grade change for a long building becomes a difficult site to design and construct. Initial investigations on site revealed 5 to 10 feet of fill material that would require usage of some unique building designs, geo piers and a lot of Earth work on site.

The applicant is proposing two curb cuts on Boston Ave, for full movement. The northernmost curb cut will be used for the customer entrance, who will proceed to one of the two pay stations. A lot of White-Water customers are monthly members; one lane will be dedicated to those monthly members. The other lane will be available to both monthly members and one-time customers. The availability of four to five employees on site are available to help new customers and kind of direct traffic across the site as they first open. Pedestrian access would also be provided to the site. Initially Stonefield Engineering and Design provided access down Boston Avenue with a sidewalk and at the request of the planning department, secondary access was provided on Washtenaw Avenue (a set of stairs due to the grade change). The entrance lane into the carwash is four feet lower than Washtenaw Ave, a retaining wall along the front of the site. The four-foot retaining wall would shield all vehicles from Washtenaw Ave. Washtenaw Ave would be four feet higher than any vehicle traffic there. The grade change also was the reason for the variance request.

The rendering of a second overhead door after the awning to serve the purpose for a bypass lane that can be utilized if someone forgets their wallet or doesn't want to proceed through the tunnel, there is option to bypass the wash lane. There are 18 vacuums spaces; mat washing station; detailing carts all available and free for customers. The lighting is compliant with the ordinance. There are vacuum lights at the center 11 vacuums, and the choice not to have vacuum lights on the eastern seven, just to ensure there's no light spill over there. The applicant has proposed 3,000 square feet of open space which would include 75 proposed trees and over 150 shrubs. An additional survey showed nine protected trees are at the site's rear.

Ms. Erin McMachen informed the Commission that White- Water is excited at the opportunity to bring a new service to the township.

Questions from the Commission:

Hours of Operation: Ms. Erin McMachen stated the operations are from 7:30 am until 8:00 pm (Lighting will be turned off an hour after closing hours).

Whether the applicant is ready to make the changes required by Carlisle Wortman: Ms. Erin McMachen stated that they agree to all the recommendations except for lighting that would require further discussion.

The current lighting plan complies with the ordinance; the light levels at the vacuum spaces are higher than the rest of the site.

Parking Lights: All the pole lights, building mounted lights and vacuum lights will be turned off except for the illuminated signage.

Decibel Points during operation: 40 – 50 decibels (the noise level is not louder than the traffic on Washtenaw Ave). The dryers are at the south end of the site and the vacuums are over 100 feet away from any property line at the south.

Mr. Fletcher Reyher informed the Commission that a detailed discussion on the lighting is being addressed at the preliminary site plan (Planning Consultant Sally Elmiger will present her plan review).

PUBLIC HEARING OPENED AT 6:47 PM

- Nathan Frick, residing at 2635 North Lawn Avenue for over 10 years. The property is located right behind the carwash. Mr. Frick shared his concern about the lighting and noise pollution (Car wash/ Vacuum) during the evenings, since he has two small children. Mr. Frick inquired about the proposed planting of trees and whether there is a drive-through from Washtenaw Avenue to North Lawn next to the parking lot.
- Kate Bruno, residing at 2645 North Lawn Avenue. Ms. Bruno shared her concerns about the noise pollution, light pollution, air pollution and cutting down trees, replanting trees that are much smaller than the existing ones. The trees at the rear are dead with no leaves. Ms. Bruno informed the Commission that her house is at the bottom of that hill and the carwash will be at the top of the hill. A short tree screening would not be sufficient; Ms. Bruno stated that her bedroom window looks directly onto that property. The car wash lights are on until 9:00 pm, which would be inconvenient. Ms. Bruno said she is concerned about the 22 water issues proposed by the county since her water shut off several times due to a breakage in the water main. Ms. Bruno inquired what the applicant plans are to mitigate chemical runoff from the site and the proposed lighting in the center that is within the ordinance would be right into her front yard.

PUBLIC HEARING ENDED AT 6:58 PM

Mr. Fletcher Reyher stated that Boston Avenue is considered a county road, and it has been morphed into parking surfaces for commercial businesses nearby. Boston Avenue will not connect to North Lawn, it will end at the second entrance where the car wash users enter in/out.

Mr. Fletcher Reyher informed the residents that the planning department would be addressing some specifics on the site plan during the preliminary site plan. If items aren't addressed, the planning department will collect that information and present that at the next meeting when there is a motion made.

- 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.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a Preliminary Site Plan and special land use application from Skilken Gold representing Sheetz gas station and restaurant. The proposal is for a 6,132 sq. ft. gas station/convenient store/restaurant, and eight (8) gas pumps for sixteen (16) fueling positions at the southeast corner of W. Michigan Avenue and S. Hewitt Road. The site is made up of three (3) sperate parcels. The applicant is proposing to split off the southern portion of property to create a new parcel, which is not part of this development.

The Charter Township of Ypsilanti 2040 Master Plan designates this site as Regional Mixed-Use Corridor. Regional Mixed-Use Corridors areas are along the busiest corridors, which support a high volume of local and regional traffic (Michigan Ave and Washtenaw Ave). This area may include large national chains, regional retailers, and auto oriented uses that draw customers both regionally and locally.

Reviews of different departments:

- **OHM:** The Township Engineer recommended approval in their letter dated June 26, 2024. OHM provided preliminary detailed engineering comments that will be addressed at the Final Site Plan.
- **Ypsilanti Community Utilities Authority (YCUA):** YCUA has recommended approval in its letter dated June 25, 2024.
- **Ypsilanti Township Fire Department:** YTFD Fire Marshall Steve Wallgren has recommended approval in a letter dated June 18, 2024
- **Washtenaw County Water Resources Commission:** Washington County Water Resources Commission provided a letter to the applicant outlining 11 comments that will need to be addressed to obtain an approval.

- **Washtenaw County Road Commission:** Applicant is working with the Washtenaw County Road Commission in regard to the driveway locations.

Carlisle Wortman and the Planning Department reviewed the Preliminary Site Plan and has recommended multiple items to be discussed.

Mr. Fletcher Reyher stated that the Township Planning Commission cannot make a formal motion on this project until the applicant seeks those variances out and comes back for a formal motion.

The applicant David. Bruckelmeyer residing at 393100 West 12 Mile Road, Farmington Hills, Michigan.

David. Bruckelmeyer presented to the Commission and public that Sheetz is family business, started in 1952 in central Pennsylvania. The business extended into dairy deli convenience store (1970); fuel (1980). Sheetz has 700 locations. The restaurant and convenience store are the main focus. Every building comes with standard four-sided architecture, full brick and stone sections, and lots of high-quality architectural materials to give it an outstanding look. Sheetz also provides outdoor dining.

The building will accommodate 30 indoor seats for customers to sit down and have a meal. Sheetz pioneered the touchscreen ordering system within the store market. Orders can be made on the touch screen. Sheetz features a 24/7 365 full kitchen full menu and specialty coffees. Sheetz has heavily invested in security with 60 cameras on site. Sheetz focuses on giving back to the community through donations. Plastics and cardboard are recycled. Sheetz has about 100 Tesla stations across 700 locations. Sheetz is continuous to look into the future with innovation.

Eric Williams (Stonefield Engineering and Designs) presented the 6,139 square foot construction on a 7.36-acre site. There are two points of access proposed, southwest corner for full movement on Hewitt, directly aligned with Wendy's and Tim Hortons. The second approach is directly under West Michigan Ave, that would allow full movement. There are some residences to the east, Sheetz has proposed approximately one-acre green space along that entire eastern boundary; 200 evergreen trees along with existing vegetation to ensure limited impacts to any neighbors.

Outdoor dining would be located on the east side of the building. The applicant is working with the county road commission; 75% of the trips to the property are trips that already exist within the roadway, which would allow only a 25% increase in traffic on the roadway based on the new use.

Questions from the Commission:

Would a 24/7 operation increase the traffic: Mr. Williams stated that the peak hours would be the am and pm people coming to and from work on a typical shift. The round the clock caters to first responder; shift workers.

Lighting: Mr. Williams stated that safety is key; all light fixtures are top quality LED. Light poles closer to the residential areas were reduced to 18 feet. The applicant has met all standards and there will be no impact in terms of light pollution.

PUBLIC HEARING OPENED AT 7:20 PM

- Issac Faro residing at 4 N Hewitt stated that public records from the Madison Heights city councilor shows that Sheetz has been inconsistent with their tentative views on what they project and present. The kiosk machines for 24/7 business would not add value to the community, by offering jobs. Additions to the property in the future could cause issues with pollution, contamination and health. Sheets could take advantage of the smaller business by offering cheaper gas.
- Margaret Cell, residing at 808 S. Michigan Avenue (east of the proposed site) shared her concern that the fencing for her property and the neighbors are broken and does not serve the purpose. West Michigan Avenue, and the east of Hewitt is already a busy traffic area which could lead to congestion on i94.
- Fadi Farhat residing at 2060 West Michigan Avenue (located across the street from the proposed plan) shared his concern on the safety hazard, due to occurrence of accidents during rush hours. Lighting for 24/7 could be a disturbance to the neighborhood.
- Corrie, resident of West Michigan Avenue shared her concern on the litter. Sheetz operation for 24/7 with a liquor permit would add on to the current problems faced.

PUBLIC HEARING ENDED AT 7:32 PM

Mr. Fletcher Reyher informed the residents that the planning department would be addressing some specifics on the site plan during the preliminary site plan

- 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.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a special land use application from the applicant Zeinab Hassan representing Blue Mind Therapy, requesting authorization for the use of an existing 7,622 square foot building located at 1122 Walnut Street for a childcare center.

Blue Mind Therapy provides applied behavior analysis therapy (ABA), education, and support services to children with autism spectrum disorder and related development disabilities.

The Charter Township of Ypsilanti 2040 Master Plan designates this site Neighborhood Preservation, a designation intended for older neighborhoods within the Township’s urbanized footprint. The Neighborhood Preservation area features older housing stock on smaller lots. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences.

Mr. Fletcher Reyher presented an aerial view of the property; located between East force Avenue and East Cross Street, this site is surrounded by R-5 one family residential zoning district all with the Master Plan designation of Neighborhood Preservation. Section 420 of the township zoning ordinance permits child daycare centers and preschools with a special land use approval from the planning commission. The site has a history of being used both as a school and a childcare center. The building has remained vacant for some time, thus requiring special land use approval.

Blue Mind therapy provides ABA therapy and support services to children with autism spectrum disorder. Helping kids with essential life skills, communication abilities, and behavioral management techniques to get to the next phase in life. The hours of operation are Monday – Friday (8:00 am – 8:00pm), with a possibility of some Saturday operations from 9:00 am to 5:00 pm. The Centre would be closed in the holidays. There would be a maximum of 35 kids per day and these students do not attend daily but come to the site two to three times per week. The center employs enough staff members to maintain a 1:1 staff-to- student ratio.

The Township defines a childcare center as a facility other than a private residence receiving more than six children for group daycare for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides not less than two consecutive weeks regardless of the number of hours of care per day. The facility is generally described as a childcare center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. This childcare care center is different from a religious institution providing childcare while parents are in service.

The Township Planning Department classifies Blue Mind Therapy as a childcare center; however, this organization does not fall under the jurisdiction of the State of Michigan like traditional childcare centers and group daycare homes. Blue Mind Therapy will still need to undergo local inspections performed by the Building Department and Fire Department to ensure the building is safe to occupy.

Blue Mind Therapy provides specialized services ABA (autism) from the age 1.5-15 years specializing in these services when compared to traditional childcare.

Mr. Fletcher Reyher gave a short brief on the site's history; The building was constructed by Calvary Baptist Church in 1980 and initially served as a school for the Ypsilanti Boys Preparatory Academy, accommodating preschool through 6th-grade students. During this period, childcare services were provided; 2012: site was continued to be used as a childcare center; 2017: Childcare center continued; 2023: The childcare center ceased operations, and the property was listed for sale; 2024: Blue Mind Therapy is proposing to re-establish a childcare center at this location with a capacity of 35 children.

Standards for Special Use review is set forth in Sec. 1003. The Planning Commission presented the following standards and required findings.

- Will be harmonious, and in accordance with the objectives, intent, and purpose of this ordinance. The Blue Mind therapy's proposals are to operate a childcare center that aligns with the objectives of the zoning district. The district aims to provide a variety of residential uses, including childcare services that support family needs within the community.
- Will be compatible with the natural environment and existing and future land uses. The existing building has a long history of being used as a childcare center.
- Will be compatible with the Township Master Plans. Master Plan supports diverse and inclusive services that cater to the needs of residents in the community
- Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
- Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare. Blue Mind therapy has stated that all activities would be conducted indoors.
- 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 applicant Zeinab Hassan shared with the Commission that she is a Board-Certified Behavior Analyst working in the field of applied behavior analysis since 2019. Zeinab Hassan works with individuals with autism and other intellectual disabilities and developmental delays.

Ms. Hassan stated that she was fortunate enough to get credentialed and contracted with Washtenaw County. Blue Mind Therapy began operations in September 2022. The center has experienced remarkable growth exceeding the initial expectations. Most of the consumers reside in Ypsilanti, the distance posed a significant challenge having to drive 25 to 35 minutes to get their child to the center to get the services that they need. Blue Mind provided transportation, which went well but it has been challenging to drive during peak time which has cut into therapy time and has caused lot of delays.

Recognizing the need to better serve consumers, Blue Mind Therapy made the decision to relocate closer to Ypsilanti. This move aims to eliminate the transportation hurdle ensuring that clients will have more accessible and convenient access to the high-quality services that are provided.

Each child would get one-to-one attention with a professional. Some things that set Blue Mind Therapy apart from other ABA providers are being accredited by the BHCOE (Behavioral Health Center of Excellence); the highest standard for operational quality. Transportation is provided free of cost to the clients. Blue Mind Therapy has a contract with Washtenaw County community mental health.

Blue Mind Therapy provides assistance with academic skills and school readiness, social skills training and programs that are designed to help children interact more effectively with peers. Blue Mind Therapy also provides support to parents and caregivers with resources to support their child's development at home.

Blue Mind Therapy would operate from 8:00 am – 8:00 pm (Washtenaw County had specifically requested after school hours). The center would operate on Saturdays (twice a month) from 9:00 am – 5:00pm.

Questions from the Commission:

Parking: Parking spaces of 18 for 20 staff members is because some of the staff carpool or take the bus. Parents don't usually park; they usually pull up and a technician is present to transfer the child into the center.

Tony Capri (commercial real estate agent with Swisher commercial) represented Vanita Bird during the sale proceedings. The site has been used for the last 30 years as a childcare center. Blue Mind Therapy would bring a valuable service to Ypsilanti Township and the surrounding communities.

PUBLIC HEARING OPENED AT 7:59 PM

- Jane Wolf residing at Cross St (neighboring the site) shared that she is looking forward to the center opening and to have kids around.

- Moral. C residing at 1145 East Cross St stated that property had been vacant for a while and it's good that it is going to be used as a childcare center.
- Kate Whitaski residing at 1155 Maple expressed her concern of any buildings to be constructed in the open space that would be adjacent to her site; Tony Capri (commercial real estate agent with Swisher commercial) stated that the open lot (3.5 acre) is located at the west of the property and has no potential future plans.

PUBLIC HEARING ENDED AT 8:03 PM

MOTION: Ms. El-Assadi **MOVED** to approve the Special Land Use Permit submitted by Zeinab Hassan to permit the establishment of a childcare center as described in this application, utilizing the existing building on the 1.7-acre site zoned R-5, One-Family Residential, located at 1122 Walnut Street, Ypsilanti, MI 48198, Parcel K-11-03-463-014, with the following conditions:

- The applicant shall submit a Business Registration application to the Office of Community Standards.
- For the safety of all occupants and upon sufficient notice, the applicant shall permit, prior to operation of a childcare center, the facility to be inspected by the Township Building official and/or Fire Marshal to ensure compliance with the adopted property maintenance code.
- The applicant owner shall comply with the Township Sign Ordinance.
- The applicant should repaint the parking lot striping/markings to ensure safe and orderly vehicle maneuvering and parking for the public.
- Any other conditions based upon Planning Commission discussion.

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

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

MOTION PASSED.

- **OLD BUSINESS**
None to Report.

- **NEW BUSINESS**

- a. **PRELIMINARY SITE PLAN – WHITE WATER CAR WASH – 2675 WASHTENAW AVENUE –PACEL 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.

Mr. Fletcher Reyher, Planning and Development Coordinator informed the Commission that Sally Elmiger (Planning Consultant - Carlisle Wortman) would provide a detailed understanding based on the public comments.

Ms. Elmiger informed the Commission that she would pinpoint the items the ordinance gives them the flexibility to decide, since a formal motion won't be made, and it would help in the direction of thinking.

Ms. Elmiger stated that the applicant (White Water Car Wash) had agreed that they would address all of the items in the review letter.

Items for the Commission to consider:

- Adding 13 more shrubs along the Boston Ave frontage; Planning Commission to consider proposed modification of screening between land uses.
- The Planning Commission to consider the proposed modification of screening between this use and the Street to the south residential street (South).
- To consider the property (back end of his property is a lot lower than the front end); Having shorter trees (6 ft) would not serve the purpose of screening from the street and the neighbors. Options to consider are having larger trees; screen wall; adding deciduous trees to the evergreens.
- Since the site has special land use this would require discretionary decision. The ordinance does allow the Commission to place conditions on special land use. One of the criteria in this special land use is that the land use will not be a nuisance to the neighbors.
- Lighting: Some of the photometric readings under the light fixtures (near the vacuum stations) are on the higher side (11-foot candles – 17-foot candles). Since the neighbors have expressed that lighting is a concern, the Planning

Commission would have to request the applicant to consider revising the lighting levels at the vacuum stations.

Ms. El-Assadi (Commissioner) inquired about the hours of operation; Ms. Elmiger stated that since the site is a special land use, and if the Commission feel that the hours of operation are directly related to the criteria for special land use; the special land use does not cause nuisance to the neighbors, the Commission can make a condition for the lights to be turned off earlier, since the operation is from 7:30 am until 8:00 pm (Lighting will be turned off an hour after closing hours: 9:00 pm).

Ms. Peterson (Commissioner) shared her concern about noise control (especially from the customers); and requested the Planning Commission to consider the blockage/screening for the houses at the back of the proposed site. Ms. Peterson requested the applicant to share their ideas to mitigate the noise pollution that could arise from the carwash premises; Ms. Elmiger recommended planting of taller trees or building a wall (wall are considered a better noise barrier); conducting a sound study, when all 18 vacuums are operated simultaneously alongside with the car wash. This would help in understanding the kind of noise the neighbors would experience.

Ms. Peterson suggested to the Commissioners on having the applicant conduct a sound study.

Ms. El-Assadi stated that she noticed online that trees are dead, and it would be required for them to be replaced.

Mr. Fletcher Reyher stated that the applicant would have to confirm whether or not this tree falls within their property boundaries or the current owner's property boundaries. Once determined, the Township Ordinance Department can have that tree removed.

Mr. Fletcher Reyher addressed the question regarding Boston Ave running into the neighborhood; White Water Carwash had a discussion with Washtenaw County Road Commission about vacating the right of way, since there was no interest, the street can be accessed by White Water as well for the adjacent neighbors.

Mr. Fletcher Reyher addressed the question on water damage and other issues; he would request Scott Westover (YCUA) to provide additional comments on the water main that runs through Westlawn neighborhood.

Ms. Erin McMachen (Stonefield Engineering and Design) representing White Water stated that the east vacuums are about 10 feet away from the property line, and lighting in that space would have a spill over so it was decided by the engineering team not to place any lighting on that side of the site. The initial site plan, submitted about a year ago, required by the ordinance was a 10-foot greenbelt on the South property line and a 25-foot setback from the south property line for the vacuums. The applicant could look into the possibility of reducing the number of vacuums on site and adding extra green space. False windows have been added to the East elevation within 100 FT of the front elevation. At the north end of the vacuum rooms, there is a six-foot masonry wall covering all four sides, with a small opening for employee access. This wall will do a great job at preventing noise.

Ms. Erin McMachen informed the Commission that a sound study was conducted at a recently constructed site in Ohio, and the data is available for the Commission to review.

Ms. Erin McMachen addressed the issue of trash/ air pollution/ chemical runoff; each vacuum station has a trashcan mounted on it, which minimizes any type of litter on site. Employees are constantly walking the site to ensure customers don't need help as well as maybe picking up any stray items across the site and emptying those trash bins daily when they close. White Water Carwash uses eco-friendly soaps, the oil / water separator is housed inside of the building. A series of 3 tanks is proposed providing oil /water separation and treatment per state standards prior to discharging into the sanitary sewer. A reclamation tank plumbing plan from a recent White-Water development has been added to the site development.

Ms. Erin McMachen stated that Boston Avenue is to remain a County Road, and the access easement will not be required as Boston Avenue is no longer being Vacated. The dead trees would be removed and replaced with the ordinance requirements for tree replacement. White Water Carwash provides water quality for stormwater treatment and water would be treated before it enters any type of municipal system.

Mr. Fletcher Reyher informed the Commission that a letter from the Washtenaw County Water Resources Commission states that the site is extremely difficult to engineer, and the stormwater is going to be underground with specified requirements for final site plan approval.

MOTION: Ms. El-Assadi **MOVED** to postpone the request for special land use approval for the construction of a 6,820 sq. ft. tunnel carwash with two pay stations and 18 vacuum stations at the property located at 2675 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-304-004, to allow the applicant time to obtain the required variance as outlined in the staff report

The **MOTION** was **SECONDED** by Ms. Peterson.

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

MOTION PASSED.

MOTION: Ms. El-Assadi **MOVED** to postpone the request for preliminary site plan approval for the construction of a 6,820 sq. ft. tunnel carwash with two pay stations and 18 vacuum stations at the property located at 2675 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-304-004, to allow the applicant time to obtain the required variance as outlined in the staff report.

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

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

MOTION PASSED.

- 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:** 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.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman) would provide a detailed understanding based on the public comments.

- On this site, these slopes will be graded flat to accommodate the proposed development. Therefore, the only standard that could be applied to this site is Stormwater runoff shall be reduced, and infiltration of stormwater enhanced through best management practices (Planning Commission to consider the approval).
- Planning Commission and applicant to discuss shifting the gas-pump canopy to the west to allow easier turning movements for tanker trucks around canopy. The easterly position of the canopy makes the tanker truck movements a little tight. The canopy could be shifted to the west to give the tanker more space to make this movement, while still providing enough space for users of the west parking spaces to access and exit these spaces.
- Planning Commission to consider allowing location of parking lot trees from the perimeter onto the island.
- Planning Commission to consider allowing 14 parking spaces (ordinance permits only 12 parking spaces in a row) with the addition of the landscaped island on the east end of this bay of spaces.
- Planning Commission to consider the heavy landscaped screen vs. six-foot-tall screening wall along property line abutting residential district.
- Planning Commission to evaluate the proposed design with unattached canopy.

The applicant David. Bruckelmeyer stated that he was confident that the tanker trucks can be driven completely under the canopy and delivery trucks/ fuel tanker trucks can make the turn very safely. The applicant stated that he would make the changes as requested. Mr. Bruckelmeyer stated that they kept a lot of open landscape on the site to help preserve green space. There is no wetland impact, received initial feedback from EGLE that they agree to the development (applicant continues to work with EGLE). Mr. Bruckelmeyer informed the Commision that the site would provide 30 to 35 jobs (24/7 365days; 3 shifts a day; multiple managers and a General Manager). The plan is to hire locals and give jobs to the community. Many trash cans would be put around the site to help people have easy access to getting rid of trash. There would be hourly lot checks 24/7 365, where the employees would walk

the site and pick up trash and empty trash bins that are full. Acquiring a liquor license is not easy; it will not be an onsite consumption license but a carry out license. It won't be a 24-hour liquor sale abiding to state regulations.

Mr. Bruckelmeyer addressed the environmental impact of fuel stations; Sheetz purchases and maintains one of the most expensive UST systems on the market; that sensor and monitors all the processes. The UST system is monitored 24/7.

Mr. Bruckelmeyer stated there would be light music been played underneath the canopy; and it won't be blaring for a spill over.

MOTION: Ms. El-Assadi **MOVED** to postpone the request for Preliminary Site Plan approval for construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen (16) fueling positions) at the properties located at 755 S. Hewitt Road and 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-18-100-019, K-11-39-350-023, K-11-39-350-022 to allow the applicant to obtain the required variances as outlined in the staff report.

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

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

MOTION PASSED.

MOTION: Ms. El-Assadi **MOVED** to postpone the request for special land use approval for construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen (16) fueling positions) at the properties located at 755 S. Hewitt Road and 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-18-100-019, K-11-39-350-023, K-11-39-350-022 to allow the applicant to obtain the required variances as outlined in the staff report.

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

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

MOTION PASSED.

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

- **Correspondence Received**

- None to Report.

- **Planning Commission members**

- None to Report.

- **Members of the audience**

- Issac Faro residing at 4 N Hewitt stated that public records from the Madison Heights city councilor shows that Sheetz has been inconsistent with their tentative views on what they project and present.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

Ms. El-Assadi reminded the Commission on the Zoning Board meeting scheduled for next week.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Mr. Fletcher Reyher informed the Planning Commissioners; Opening of Roundhouse in the next few weeks. Children's Healing Center recently obtained their certificate of occupancy. Golf Village (no updates).

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 9:03 pm. The **MOTION** was **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services.