

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, October 8, 2024
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule
Elizabeth El-Assadi
Gloria Peterson
Larry Doe
Daryl Kirby

STAFF AND CONSULTANTS

Fletcher Reyher, Planning and Development Coordinator
Sally Elmiger - Carlisle Wortman
Dennis McLain – Township Attorney

• **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:31 pm.

• **APPROVAL OF AUGUST 27, 2024 & SEPTEMBER 10,2024, REGULAR MEETING MINUTES**

MOTION: Mr. Doe **MOVED** to approve the August 27, 2024 & September 10,2024, 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**

None to Report.

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **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 the Preliminary Site Plan, Special Land Use Application from Skilken Gold representing Sheetz gas station and restaurant. This application was presented to the Planning Commission on July 23, 2024. The Motion was not passed at the first meeting because the Planning Commissioners had requested the applicant to seek three variances and deficiencies found in their site plan. Since then, Sheetz/Skilken Gold has obtained three variances from the Zoning Board of Appeals at the August 7, 2024, and September 18, 2024, meeting. The variances were for the building setback along South Hewitt Road, the parking lot location and the transparency requirements for the building. All three of these were approved, and the plans have been updated.

Since Sheetz has gone to the Zoning Board of Appeals to obtain these variances. The reviews from the outside reviewing agencies in the planning department have remained consistent since July 2024. The applicant will continue to work with the Water Resources Commission and Washtenaw County Road commission during the final site plan process.

Sally Elmiger (Planning Consultant - Carlisle Wortman) informed the Commission the criteria's to be considered before passing a motion:

Sheetz did not resubmit their plans, but there was one modification that the variance that was made to the site design. Previous plans showed the outdoor patio on the east side of the building, facing the residential property; for the variance the patio was shifted to the west side of the building (corner of Hewitt and Michigan Ave). This change increased the amount of transparency required by the ordinance because it faces a street.

Ms. Elmiger informed the Commission that Carlisle Wortman opinion is that the project meets the criteria.

The Planning Commission will need to determine if the proposed Special Land Use meets the ordinance

- The first area of flexibility is disturbance to the steep slopes. There are some moderate steep slopes in the vicinity of the large parking area and the detention basin, and the ordinance says that the Planning Commission can approve change to a moderate, steep slope if the plans infiltrate storm waters and use best management practices to reduce the amount of storm water.
- To discuss shifting the gas-pump canopy to the west to allow easier turning movements for tanker trucks around canopy.
- The proposed design with unattached canopy is more functional and aesthetically pleasing.
- To consider allowing location of parking lot trees.
- To consider allowing 14 parking spaces in a row with the addition of the landscaped island on the east end of this bay of spaces.
- To consider the heavy landscaped screen and possible privacy fence vs. six-foot tall screening wall along property line abutting residential district.
- Applicant to modify the proposed color temperature of lighting, or modify temperature to comply with the ordinance

The applicant David. Bruckelmeyer thanked the Planning Commission/ Planning Department and Carlisle Wortman for the support to make the site functional. Sheetz is a family business, started in 1952 in central Pennsylvania. The proposal is for a 3.65-acre site; 6,132 square foot restaurant, convenience store, eight fuel eight fuel stations and landscaping onsite.

Some of the highlights of the project: It is a \$9.5 million investment into the community with an addition to provide 30 to 35 full time positions that include

benefits (medical, vision, dental, paid time off, dental, paid time off, tuition reimbursement, quarterly bonuses and food/ drink discount).

Mr. Bruckelmeyer presented the Planning Commission on the modifications to the elevations; bringing the side that faces the canopy into compliance by increasing the glazing and giving it a premium look. The new updated location of the patio area. Mr. Bruckelmeyer addressed the impervious surface; the reason for building the sites is due to the usage of full-size delivery trucks (delivery of food and fuel). The effort to have lower slopes between the canopy and pedestrian areas (ADA compliant). Sheetz provides a full-service restaurant with the high usage of the parking space; thus, bringing the building and the canopy further apart. Mr. Bruckelmeyer discussed the fence vs landscaping screening; The reason for offering trees is because it provides screening, over time when the tree grows thicker it turns into a good vegetative buffer that absorbs sound. Fences over a period tend to fade when compared to trees that can be pruned/ trimmed. Mr. Bruckelmeyer stated that they were willing to modify the color temperature/ lighting; the typical lighting is at 5000 plus that is vibrant, but they are willing to go down to 3500k.

Commissioner Doe inquired if the applicant considered the option of having a wall for screening; Mr. Bruckelmeyer stated that the cost is high for having a wall and having vegetation is feasible and would serve a better job than a six-foot masonry wall.

Commissioner Peterson inquired about the number of eight feet trees that would be planted on the side towards the residential property; Mr. Bruckelmeyer stated about 100-150 trees.

Eric Williams (Stonefield Engineering and Design) shared with the Commission that they are proposing over 150 arborvitaes, between six and eight feet of planting and their setback between 10 and 15 feet from that eastern boundary. This would be an addition to the existing 30 mature trees and building a wall would impact the existing trees. The applicant has met the zoning ordinance in regard to the lighting; all lighting would be pointed down and there is no usage of flood lights. All LED lights are shielded.

Commissioner Kirby inquired about the music at the facility; The applicant stated that music is played 24 hours, but modifications can be made to avoid disturbance to the neighbors. Commissioner Kirby recommended to the applicant to have a plan on the timings for the music/ lighting to be turned down. Mr. Bruckelmeyer stated

that moving the lighting to 3500k would soften the lights and the parking lot is required especially during the night for the purpose of safety and security.

Commissioner Peterson inquired about the broken wooden fence; Mr. Bruckelmeyer stated that the fence is on the eastern boundary (along the residential property) and wouldn't be responsible for the fixture.

Mr. Bruckelmeyer informed the Commissioner's that he couldn't commit completely on the noise restrictions since there could be a change in management and they could forget the restrictions. Commissioner Peterson stated that she has experienced Sheetz, and the music is not uncomfortable, and it would not impact the neighborhood.

Commissioner Peterson inquired with Sally Elmiger if the ordinance requires a fence; Ms. Elmiger stated that the ordinance does require a fence if a site is located next to a residential property especially if the site is going to generate a lot of activity, noise and light. If the landscape buffer is not sufficient it would require an additional barrier.

MOTION: Ms. El-Assadi **MOVED** to approve the Special Land Use Permit submitted by Skilken Gold, to permit the construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen 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, and K-11-39-350-022, as the proposal meets the criteria in Article 10, Special Land Use with the following conditions:

- Approval is conditioned on the applicant revising all the sheets in the Final Site Plan submission to be consistent with the ZBA's approval regarding the patio location/related building elevation.
- The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.
- The applicant shall implement the proposed lot split as shown on the plans.
- The applicant shall be amenable to a three-foot canopy shift if needed.
- The applicant shall follow the color of the light fixtures as presented in the ordinance.

- Applicant shall plant eight-foot trees instead of the six-foot trees.

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

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

Mr. Fletcher Reyher, Planning and Development Coordinator stated that he and Sally Elmiger have reviewed the report for the preliminary site plan.

MOTION: Ms. El-Assadi **MOVED** to approve e the Preliminary Site Plan submitted by submitted by Skilken Gold, to permit the construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen 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, and K-11-39-350-022, with the following conditions:

- Approval is conditioned on the applicant revising all the sheets in the Final Site Plan submission to be consistent with the ZBA’s approval regarding the patio location/related building elevation.
- The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Approval. The applicant shall revise all plan sheets to reflect the results of this evening’s discussion.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.
- The applicant shall implement the proposed lot split as shown on the plans.
- Any other conditions based upon Planning Commission discussion.

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

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

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

None to Report

- **OTHER BUSINESS**

None to Report

- **ADJOURNMENT**

MOTION: Mr. Doe **MOVED** to adjourn at 7:24 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services