



REGULAR MEETING AGENDA

Tuesday, March 12, 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 DECEMBER 12, 2023, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
 - A. **SPECIAL LAND USE – HEWITT PROPERTY, LLC – 617 SOUTH HEWITT ROAD – PARCEL K-11-39-252-007 – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF HEWITT PROPERTY, LLC TO PERMIT THE CONSTRUCTION OF A GAS STATION CONVENIENCE STORE FOR A 0.773-ACRE SITE ZONED GB, GENERAL BUSINESS.**
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **PRELIMINARY SITE PLAN – HEWITT PROPERTY, LLC - 617 SOUTH HEWITT ROAD – PARCEL K-11-39-252-007 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF HEWITT PROPERTY, LLC TO PERMIT THE CONSTRUCTION OF A GAS STATION CONVENIENCE STORE FOR A 0.773-ACRE SITE ZONED GB, GENERAL BUSINESS.**
 - B. **NOTICE OF A TERMINATION OF FARMLAND PROTECTION AGREEMENT FOR THE PROPERTY LOCATED AT 8589 MARTZ ROAD – PARCEL K-11-34-100-031 TO RECEIVE COMMENTS FROM THE PLANNING COMMISSION.**
 - C. **2023 PLANNING COMMISSION REPORT TO THE BOARD – TO CONSIDER SUBMITTING TO THE TOWNSHIP BOARD OF TRUSTEES THE PROVIDED 2023 PLANNING COMMISSION REPORT PURSUANT TO SECTION 19(2) OF THE MICHIGAN PLANNING ENABLING ACT, PA 33 OF 2008 AND SECTION 3C OF THE ADOPTED PLANNING COMMISSION BY-LAWS.**
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

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

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, December 12, 2023
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule, Chair
Gloria Peterson
Larry Doe
Caleb Copeland

STAFF AND CONSULTANTS

Fletcher Reyher, Planning and Development Coordinator

- **CALL TO ORDER/ESTABLISH QUORUM**

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

- **APPROVAL OF NOVEMBER 14, 2023, REGULAR MEETING MINUTES**

MOTION: Ms. Peterson **MOVED** to approve the November 14, 2023, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

Mr. Sinkule shared with the Commission the request for taking Deal Point off the agenda; Deal Point Merrill has requested not to be under consideration on December 12, 2023, and they will present themselves in January 2024.

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

- **PUBLIC HEARINGS**

None

- **OLD BUSINESS**

None

- **NEW BUSINESS**

PRELIMINARY SITE PLAN – VISIBLE LEARNING CENTER – 1189 E. MICHIGAN AVENUE – PARCEL K-11-10-106-018 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF THE VISIBLE LEARNING CENTER TO PERMIT THE CONSTRUCTION OF A DRIVEWAY OFF OF EAST MICHIGAN AVENUE AND TO IMPROVE EXISTING PARKING AREAS FOR A 2.28 ACRE SITE ZONED RC – REGIONAL CORRIDOR WITH A SITE TYPE B DESIGNATION.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a Preliminary Site Plan Application from the Visible Learning Center (child daycare facility) located at 1189 Michigan Avenue. The Visible Learning Center is proposing a new driveway access off East Michigan Avenue and modifying their current parking on the site. The site is currently zoned RC, Regional Corridor (Site Type B Designation), which follows the Master Plan designation that allows the site for mixed-use developments.

Mr. Fletcher Reyher presented the Commission with an aerial view of the property in discussion.

Mr. Fletcher Reyher informed the Commission that the site is a through lot with frontage on both East Cross Street and East Michigan Avenue. Currently, the daycare is sharing a driveway with the pharmacy next door, which has confused parents dropping kids off for daycare services. This new parking proposal would give the Visible Learning Center their driveway, and they would cease using the shared driveway with the pharmacy next door. The adjacent property to the Visible Learning Center; North (residential uses); South (vacant); East and West (residential/commercial use).

Parking: According to the Township Zoning Ordinance, a daycare facility would require 15 parking spaces. The applicant is proposing 21 spaces, including a loading space and a bicycle parking space, which the Township Zoning Ordinance requires.

Sidewalk: The applicant would be providing bicycle parking and pedestrian sidewalk accommodations linking East Michigan Avenue to the site.

Landscaping: The applicant would meet all the standards and they will be removing ten trees from the site to pave the new driveway and shed entrance. The applicant will be adding ten trees and 35 new shrubs around the property lines. The proposed driveway is required, as the current configuration is causing confusion among people utilizing the daycare center and people using the commercial use next door.

Trash Receptacles: The applicant would be providing trash and recycling receptacles as required by the Township Zoning Ordinance.

Exterior Lighting: The applicant proposes to modify their existing lighting on site. Mr. Fletcher Reyher informed the Commission of the two existing light poles in the grass field on the

northern side of the property adjacent to Cross Street. The poles are non-operational and serve no purpose to the functioning of the site. Mr. Fletcher Reyher requested the Commission to have the light poles removed.

Mr. Fletcher Reyher shared with the Commission that the Township Planning Department strongly encourages this development as it will increase pedestrian safety and decrease traffic conflicts in the area.

Mr. Copeland inquired why a driveway was not established earlier on Michigan Avenue; Mr. Fletcher Reyher stated that the planning department went back and looked at the archives for the site looks and it showed that the building has been there for a long time. The Planning Commission granted the Visible Learning Center a shared driveway with the adjoining property. There may have been a financial consideration at that time.

Reviews of different departments:

- **OHM:** Recommended approval for this stage of the review process.
- **Fire Department:** Fire Marshal recommended approval for this stage.
- **YCUA:** Scott Westover had no concerns, as no utilities are included.
- **Washtenaw Water Resource:** The applicant has been working with the Washtenaw County Water Resources Commission, and they have recommended approval at this stage.

Mr. Fletcher Reyher shared with the Commission that the Township Planning Department and OHM had requested the applicant to consider having an entrance at Cross Street instead of East Michigan Avenue as it's a lower speed, less traffic and has better pedestrian amenities. The applicant wanted to keep their East Michigan Avenue address and believes that the current arrangement would work better for them.

Mr. Fletcher Reyher stated that the planning Department had raised the concern since Michigan Avenue is quite dangerous for pedestrians since the township continues to work with property owners on repairing sidewalks and adding new ones.

Mr. Fletcher Reyher informed the Commission that the applicant plans on blocking the drive completely with a fence separating the two uses so there will be no more sharing between the two properties.

Mr. Fletcher Reyher informed the Commission that the applicant (Visible Learning Center) was not present at the meeting.

MOTION: Mr. Copeland **MOVED** to approve the e Preliminary Site Plan of The Visible Learning Center to permit the construction of a new driveway entrance off East Michigan Avenue and associated parking lot improvements for a 2.28-acre site zoned RC – Regional Corridor with a Site Type B Designation, located at 1189 E. Michigan Avenue, Ypsilanti, MI 48198, Parcel, K-11-10-106-018, with the following conditions:

- The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.
- The applicant shall remove the inoperable light poles in the grass field on the northern side of the property adjacent to Cross Street.
- The applicant shall provide the Planning Department with fence plans that meet the Township Zoning Ordinance requirements for the existing entrance closure.
- Any other conditions based upon Planning Commission Discussion.

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

Roll Call Vote: Mr. Copeland (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes).

MOTION PASSED.

- **ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2024 CALENDAR YEAR**

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission the proposed calendar for the regular meetings in 2024. Mr. Fletcher Reyher stated that he and Jason Iacoangeli had put the calendar together and made sure that the dates presented did not conflict with any national holidays or any closures of the township Hall.

Mr. Fletcher Reyher requested the Commission to adapt the schedule for the 2024 calendar year.

MOTION: Ms. Peterson **MOVED** to adopt the proposed regular meeting schedule for the 2024 calendar year. The **MOTION** was **SECONDED** by Mr. Doe.

Roll Call Vote: Mr. Copeland (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes).

MOTION PASSED.

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

- a. **Correspondence received**

Mr. Fletcher Reyher informed the Commission that the Charter Township of Superior is planning to update its master plan and has informed the township of that decision. The letter is attached to the board. packet

b. Planning Commission members

None to Report.

c. 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**

Mr. Fletcher Reyher informed the Commission that the Childrens Healing Center is making progress on the site. The shell of the building is standing, and there are discussions on paving the driveway before the snow falls. The roundhouse party store is making progress.

• **OTHER BUSINESS**

None to Report.

• **ADJOURNMENT**

MOTION: Mr. Doe **MOVED** to adjourn at 6:46 pm. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

Respectively Submitted by Minutes Services.



Staff Report
Hewitt Property, LLC
617 S. Hewitt Road, Ypsilanti, MI 48197

March 12, 2024

Applicant: Hewitt Property, LLC

Project Name: Gas Station / Convenience Store

Plan Date: December 15, 2023

Location: 617 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-252-007

Zoning: GB, General Business

Action Requested: Preliminary Site Plan & Special Land Use Approval

CASE LOCATION AND SUMMARY

The Office of Community Standards has received an application for a special conditional use to construct a new Gas Station with an attached 3,987 square foot convenience store with fast food carry out. The new gas station will have six (6) gas islands for a total of twelve (12) new gas pumps. The site is zoned General Business (GB). The property is approximately 0.773 acres and located at 617 S. Hewitt Road at the corner of Ellsworth Road.

CROSS REFERENCES

- Article 4 – District Regulations
- Article 10 - Special Land Use Review
- Article 11 – Specific Use Provisions

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The applicant is proposing new construction for the development of a twelve (12) pump gas-station and 3,987 square foot convenience store with carry out. Vehicle fueling stations are a Special Land Use and require Planning Commission Approval. The standards for granting a special use approval are provided in Sec. 1003 of the Township Zoning Ordinance and the Planning Department has provided the Planning Commission context in this report.

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



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 — PLANNING & ZONING DEPARTMENT —

Trustees
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 Debbie Swanson
 Ryan Hunter

617 S. Hewitt Road, Ypsilanti, MI 48197 – Aerial Photograph 2023



ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

| <i>Direction</i> | <i>Use</i> | <i>Zoning</i> | <i>Master Plan</i> |
|------------------|----------------------------|-------------------------------------|-------------------------|
| North | Vacant | RM-LD – Multiple-Family Low-Density | Neighborhood Transition |
| South | Single-Family Residential | GB – General Business | Neighborhood Transition |
| East | Single-Family Residential | GB – General Business | Neighborhood Transition |
| West | Retail / Commercial Center | GB – General Business | Neighborhood Transition |



MASTER PLAN DESIGNATION

The Master Plan designates this site as a Neighborhood Transition District:

Neighborhood Transition Districts are multiple family housing, commercial and office uses but can include single-family homes and civic public spaces. Uses are to be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation to more intense uses.

NATURAL FEATURES

The parcel is a vacant lot that previously had a single-family home located on the property. The home was demolished in January of 2022. The lot has a few mature trees and is stabilized with grass but has no significant natural features.

PLANNING DEPARTMENT ANALYSIS

The Planning Department has reviewed the application for Special Conditional Use approval along with the provided Site Plan for a Gas Station with a Convenience store. After reviewing the Planning Department feels that the use of the corner property is too intense of a use considering the Master Plan designation of the area as a Neighborhood Transition District. This area of the community is designated for a mix of housing and local businesses that cater to the direct needs of the adjacent neighborhoods.

Gas Stations are suited to major commercial corridors and interstate interchange locations. The Washtenaw County Road Commission classifies Hewitt Road as a Minor Arterial. A Minor Arterial is defined as a road that connects Primary Arterials and carrier vehicles across a community at a moderate length. Gas Stations are better suited for larger primary arterials such a Michigan Ave. (U.S. 12) and Washtenaw Ave (M-17). Hewitt and Ellsworth have developed as a neighborhood commercial district. It is a confluence of pedestrian traffic and public transit users. The automobile-oriented businesses are all clustered in Ellsworth and are found on the West side of Hewitt Road.

The following are the standards from Sec. 1003 - Standards for Special Land Uses:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance; and

The Planning Department feels that due to the size of the parcel and the location of this property that a Gas Station and C-Store is not harmonious with the intent and purpose of the Ordinance in that a special land use for a Gas Station with a Convenience Store is better suited to major arterial roads and interstate interchanges. Only Ellsworth is designated as a primary



arterial. The Washtenaw County Road Commission designates Hewitt as a minor arterial.

2. Will be compatible with a natural environment and existing and future land uses in the vicinity; and

The parcel is Master Planned as a Neighborhood Transition District. A Gas Station is too intense of a use to be in an area of the Township that is designated to be a transition from corridor commercial to neighborhoods. The Master Plan calls for transitional uses like multiple family housing, office space, and neighborhood scale businesses.

3. Will be compatible with the Township master plans; and

Neighborhood Transition District contemplates medium intensity land uses that separate regional commercial corridors like Michigan and Washtenaw Avenue from Township neighborhoods. The uses put forward in the Master Plan include Multiple Family Housing, Office, and Neighborhood Business Uses. It is the Planning Departments opinion that a Gas Station is not a transitional use and that the proposed location is not ideal for the construction of a Gas Station.

4. 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; and

The project would be adequately served by public utilities and infrastructure based on the location.

5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare; and

The project will be disturbing to the existing and future neighboring uses as the Gas Station is not a use that fits into a transition district. Further, Hewitt Road goes from two lanes to one lane north of Ellsworth Road this in the opinion of the Planning Department would create a hazardous condition with traffic only being able to exit the Gas Station north bound off Hewitt into what is already a congested intersection. We feel this Gas Station will create a hazardous condition based on the existing road configuration.



6. 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 location of a Gas Station at this intersection has the potential to increase the number of calls for service for public safety for traffic accidents at this intersection.

SUGGESTED MOTIONS:

Special Land Use

Suggested Motions: The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add, or reject any conditions herein, as they deem appropriate.

Motion to table:

“I move to table the request for a special conditional use for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 in order to consider the comments presented during this public hearing.”

Motion to approve:

“I move to approve the request for a special conditional use for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 with the following conditions:”

1. *Make noted pedestrian improvements as mentioned in the Carlisle Wortman Associate, Inc. report.*
2. *Indicate fence materials.*
3. *Planning Commission to determine if a fence is sufficient or if a masonry wall is needed. If a fence is sufficient, it should be increased to 6-feet in height.*
4. *Provide color elevations of all four sides and canopy and provide a 3-D model of the building to understand the building in context with the surrounding area.*
5. *Require the applicant to match material used / architectural style of the development to the west across Hewitt.*

Motion to deny:

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

“I move to deny the request for a special conditional use for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 for the following reasons:”

1. _____
2. _____
3. _____



Preliminary Site Plan

Suggested motions: The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add, or reject any conditions herein, as they deem appropriate.

Motion to table:

“I move to table the request for preliminary site plan approval for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 in order to consider the comments presented during this public hearing.”

Motion to approve:

“I move to approve the request for preliminary site plan approval for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 with the following conditions:”

- 1. Make noted pedestrian improvements as mentioned in the Carlisle Wortman Associate, Inc. report.*
- 2. Indicate fence materials.*
- 3. Planning Commission to determine if a fence is sufficient or if a masonry wall is needed. If a fence is sufficient, it should be increased to 6-feet in height.*
- 4. Provide color elevations of all four sides and canopy and provide a 3-D model of the building to understand the building in context with the surrounding area.*
- 5. Require the applicant to match material used / architectural style of the development to the west across Hewitt.*

Motion to deny:

“I move to deny the request for preliminary site plan approval for the construction of a 3,987 sq. ft. Gas Station and Convenience Store to be located at 617 S. Hewitt Road, Ypsilanti, MI, Parcel K-11-39-252-007 for the following reasons:”

- 1. _____*
- 2. _____*

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



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

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Ryan Hunter

Respectfully submitted,

Fletcher Reyher

Fletcher Reyher, AICP
Charter Township of Ypsilanti
Planning and Development Coordinator

Planning Director's Report

Project Name: Hewitt Gas Station and Convenience Store

Location: 617 S. Hewitt, Ypsilanti, MI 48197

Date: 01-31-2024

- | | |
|--|---|
| <input checked="" type="checkbox"/> Full Preliminary Site Plan Review # 2 <input type="checkbox"/> Sketch Preliminary Site Plan Review # <input type="checkbox"/> Administrative Preliminary Site Plan Review # <input type="checkbox"/> Detailed Engineering/Final Site Plan Review # <input checked="" type="checkbox"/> Special Use Permit <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning <input type="checkbox"/> Tentative Preliminary Plat <input type="checkbox"/> Final Preliminary Plat <input type="checkbox"/> Final Plat Process <input type="checkbox"/> Planned Development Stage I <input type="checkbox"/> Planned Development Stage II |
|--|---|

| Contact / Reviewer | Consultants, Departments, & Agencies | Approved | Approved with Conditions | Denied | N/A | See email/letter attached or comments below |
|-------------------------------------|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| Jason Iacoangeli, Planning Director | Township Planning Department | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See comments below |
| Carlisle/Wortman Associates | Planning Consultant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See letter dated 12-17-2023 |
| OHM / Stantec | Engineering Consultant | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See letter dated 01-12-2024 |
| Steven Wallgren, Fire Marshal | Township Fire Department | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See letter dated 01-17-2024 |
| Dave Bellers, Building Official | Township Building Department | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Brian McCleery, Deputy Assessor | Township Assessing Department | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Scott Westover, Engineering Manager | Ypsilanti Community Utilities Authority | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | See letter dated 01-16-2024 |
| Gary Streight, Project Manager | Washtenaw County Road Commission | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | See letter dated 08-15-2022 |
| Theresa Marsik, Stormwater Engineer | Washtenaw County Water Resources Commission | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plans approved 06-15-2022 |
| James Drury, Permit Agent | Michigan Department of Transportation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | | | | |

Planning Director's Recommended Action:

At this time, the Hewitt Gas Station and Convenience Store is eligible for Preliminary Site Plan and Special Land Use Consideration by the Planning Commission. This project is being placed on the Planning Commission Agenda for Tuesday, February 27, 2024, for the required Public Hearing and Preliminary Site Plan consideration. It would be the Planning Department's recommendation that the Planning Commission deny special land use approval as this project does not meet the special land standards as listed in Sec. 1003 of the Township Zoning Ordinance. If the Planning Commission finds that the Special Use standards have been met, the approval should be contingent on the applicant addressing the remaining outside agency comments as required as part of the Final Site Plan / Detailed Engineering Design. In addition, an approval should be contingent on the applicant addressing the conditions of approval presented in the Planning Department's Staff Report.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 28, 2022
December 27, 2023

**Preliminary Site Plan and Special Use Review
For
Ypsilanti Charter Township, Michigan**

Applicant: Hewitt Property LLC

Project Name: Hewitt / Ellsworth Gas Station and Convenience Store, and Fast Food Carryout

Plan Date: December 15, 2023

Location: 617 S. Hewitt

Zoning: GB, General Business

Action Requested: Preliminary Site Plan and Special Use Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted to construct a new 3,640 sq.ft convenience store and fast-food carry out restaurant and six gas pump islands, totaling 12 pumps. The 32,900 sq.ft site is located at 617 S. Hewitt, which is the southwest corner of Hewitt and Ellsworth. The site is zoned GB, General Business.

Vehicle fueling/multi-use station with or without minor repair and sale of incidental minor accessories or convenience items is a Special Use with Planning Commission approval.

Location of Subject Property:



Surrounding Property Details:

Surrounding uses and zoning to the entire property include:

| Direction | Zoning | Use |
|-----------|-------------------------------------|--------------------------------------|
| North | RM-LD Multiple Family (Low Density) | Vacant |
| Northwest | GB, General Business | 7-11 |
| South | GB, General Business | Single-Family Residential and Office |
| East | GB, General Business | Single-Family Residential |
| West | GB, General Business | Commercial including Dunkin Donuts |

Size of Site:

The total area of the subject site is +/- 32,900 sq/ft (0.76 of an acre)

Current Use of Site:

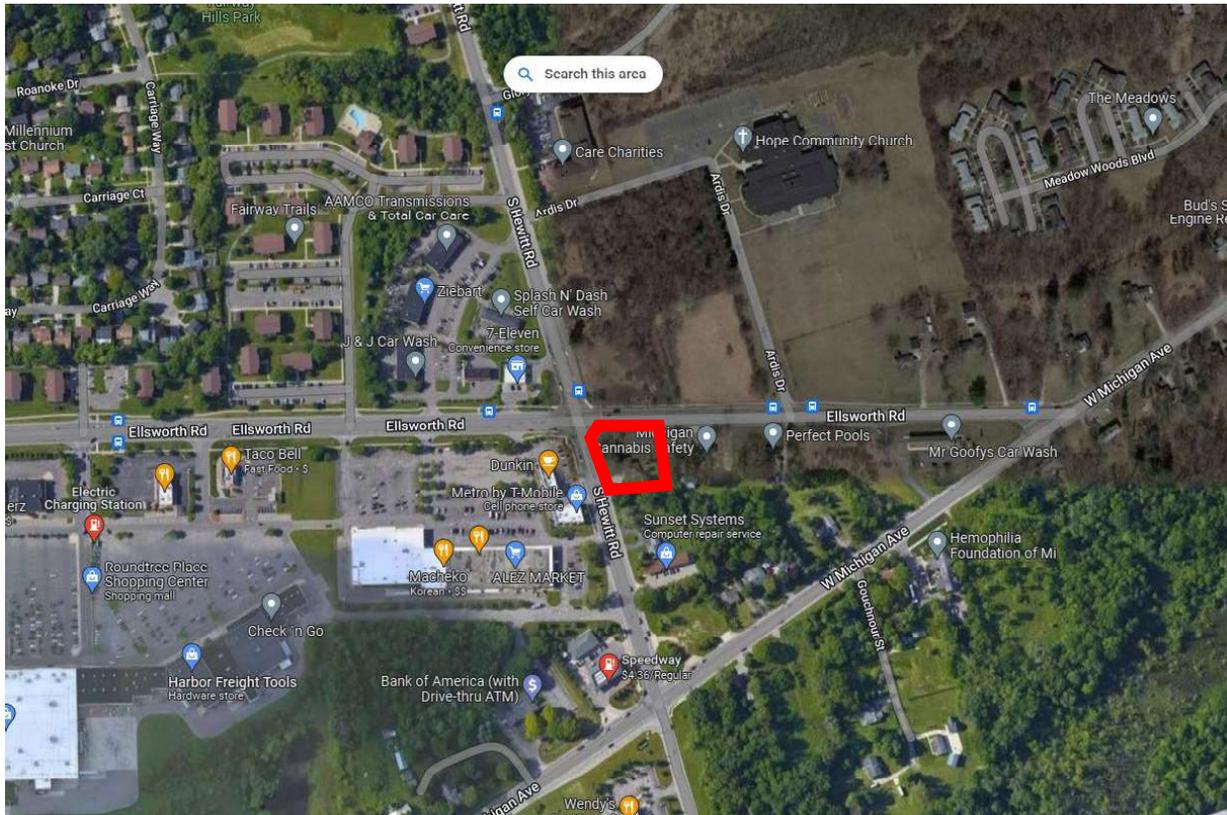
The site is currently a Single-family residential

Proposed Use of Site:

Convenience store, six gas pump islands, and fast-food carryout.

SITE CONTEXT

The site has is located at southeast corner of the intersection of Hewitt and Ellsworth. The existing use of the property is single-family residential, with single-family to the south and east. Commercial and automotive oriented uses are located west of the site.



The west side of Hewitt, and Ellsworth west of Hewitt, is commercial and auto-oriented uses. The east side of Hewitt, and Ellsworth east of Hewitt is not-commercial oriented. There is a division between commercial and auto-oriented uses east of Hewitt as compared to west of Hewitt.



Looking at site from the north



Looking at site from the west

Planning Commission should consider site context, especially in consideration of master plan, when reviewing the application.

MASTER PLAN

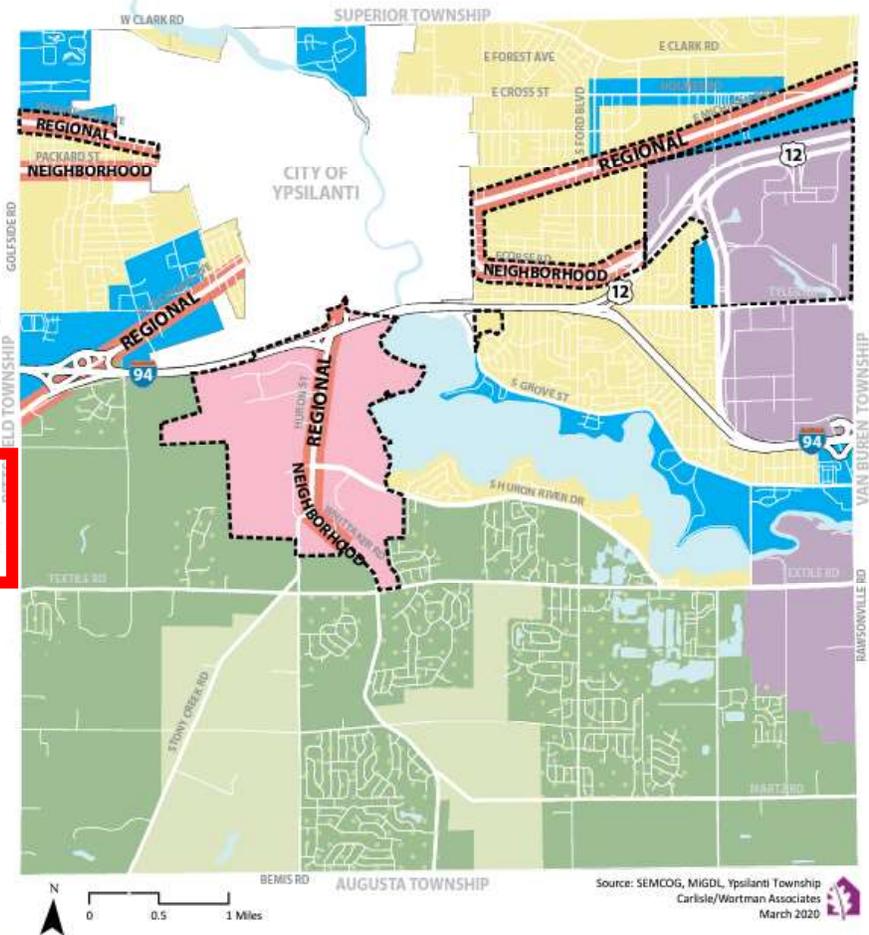
The future land use plan designates the proposed site as a Neighborhood Transition District, which is described as:

Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

FUTURE LAND USE MAP

Ypsilanti Township, Washtenaw County

- NEIGHBORHOOD PRESERVATION:**
 Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.
- INNOVATION & EMPLOYMENT DISTRICT:**
 The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.
- OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:**
 Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.
- AGRICULTURAL PRESERVATION:**
 Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural uses.
- NEIGHBORHOOD TRANSITION DISTRICTS:**
 Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.
- TOWNSHIP CORE:**
 The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.
- MIXED USE CORRIDORS:**
 Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.
- SPECIAL AREA PLANS:**
 These areas have special area plans either in this document or recently adopted by Ypsilanti Township.
- EXISTING NEIGHBORHOODS:**
 The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



Source: SEMCOG, MIGDL, Ypsilanti Township
 Carlisle/Wartman Associates
 March 2020

50 Future Land Use Plan - ADOPTED MARCH 2020

Intend uses in Neighborhood Transition District:

- Single-Family Residential developed in a traditional neighborhood pattern.
- Convenience retail and service businesses.
- General and medical office.
- Public and institutional facilities such as schools, places of worship, police stations, and community centers, which support the surrounding residential properties.
- Public parks and open space.
- Attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Preservation and Mixed-Use Corridor areas.

Equivalent Zoning for Neighborhood Transition District:

| Future Land Use | Zoning Equivalent |
|---------------------------|-------------------|
| Agricultural Preservation | R-1 |

| | |
|---|---|
| Open Space, Neighborhood Preservation & Cluster Development | R-1, R-2, R-3 |
| Neighborhood Preservation | R-4, R-5, RM-2 |
| Neighborhood Transition | R-4, R-5, RM-2, RM-3, RM-4, B-1, OS-1 |
| Mixed Use Corridors - Neighborhood | RM-2, RM-3, RM-4, B-1, OS-1, B-2, ERFB |
| Mixed Use Corridors - Regional | RM-4, B-2, B-3, IRO |
| Township Core | TC-1, TC-2, TC-3, B-1, B-2, B-3, OS-1, IRO, I-1 |
| Innovation and Employment | OS-1, IRO, I-1, I-2, I-3, I-C |

Design considerations for neighborhood transition districts include:

- *New development shall be reviewed on a case-by-case basis to respect the existing scale and character of the surrounding area.*
- *Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.*
- *Varied mix of uses is encouraged.*
- *New single-family development shall mirror design patterns of Neighborhood Preservation areas.*
- *Walkability and non-motorized connections within and to Neighborhood Transition Districts is essential to maintain neighborhood character and access to daily needs and services.*
- *Each individual neighborhood’s unique character must be respected and preserved.*

Planning Commission to consider if an automobile-oriented use is consistent with intent of Neighborhood Transition area. If it is consistent, the Planning Commission should consider if site amenities and/or architectural details could be provided to soften auto-oriented use on adjacent properties.

NATURAL RESOURCES

The site has been graded for a single-family residential. No natural resources exist at this location.

Items to be Addressed: None

HEIGHT, BULK, DENSITY AND AREA

Bulk requirements are set forth in Sec 413.

| | | Required / Allowed | Provided | Complies with Ordinance |
|-------------------------|-------|---------------------------|-----------------|--------------------------------|
| Building Setback | Front | 20 feet | +20 feet | Complies |

| | | | | |
|----------------------------------|------|---------|---|----------|
| | Rear | 20 feet | +20 feet | Complies |
| | Side | 10 feet | +10 feet | Complies |
| Building Height (Feet) | | 25 feet | +/- 19 feet as measured in the zoning ordinance | Complies |
| Building Height (Stories) | | 2 | 1 | Complies |

Items to be Addressed: None

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The site will be accessed by an access point off Hewitt and Ellsworth. Access will be reviewed and confirmed by the Road Commission. Site circulation will be reviewed by the Township Fire Department and Township Engineer. We note that external and internal pedestrian improvements are required to provide safe access, specifically crosswalks, and sidewalks from Ellsworth and Hewitt.

Items to be Addressed: Make noted pedestrian improvements.

PARKING AND LOADING

Section 13.06.G of the Zoning Ordinance requires:

Parking

| | Required | Provided | Compliance |
|---|--|----------------------------------|-------------------|
| Gas Station/Convenience Store: One (1) space for each one hundred twenty-five (125) square feet of usable floor area; plus, two (2) parking spaces per fueling station | 830 / 125 = 7 spaces + 12 spaces at pump | 18 spaces and 12 at pumps | Complies |
| Fast Food Carryout: Six (6) per service or counter station, plus one (1) for each employee. | 6 + 4 for employees = 10 | | |
| Barrier Free | 1 | 1 | |
| Total | 17 spaces plus 12 spaces at pump | 18 spaces and 12 at pumps | |

The site has sufficient parking.

Items to be Addressed: None

LIGHTING

A lighting plan is provided. New lighting includes twelve (12) undermounted canopy lights, three (3) pole mounted lights, and six (6) building lights. Photometric levels and light fixture meet ordinance requirements.

Items to be Addressed: None

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

| | Required | Provided | Complies |
|--|--|---|---|
| Stamped: Plan prepared and stamped by registered Landscape Architect | Plan prepared and stamped by registered Landscape Architect | Plan was prepared and stamped by a registered architect | Complies |
| Street Landscaping: A minimum of one large deciduous tree shall be planted for each 40 lineal feet of frontage, PLUS one ornamental tree shall be planted for each 100 lineal feet of frontage, PLUS one shrub shall be planted for each ten lineal feet of frontage. | Hewitt 110 l.f / 40 = 3 trees 110 l.f / 100 = 2 ornamental 110 l.f / 10 = 11 shrubs | 3 street trees 2 ornamental 11 shrubs | Complies |
| | Ellsworth 160 l.f / 40 = 4 trees 160 l.f / 100 = 2 ornamental 160 l.f / 10 = 16 shrubs | 4 street trees 2 ornamental 16 shrubs | Complies |
| Parking Lot Trees: 1 tree every 3,000 square feet. | 23,528 sq.ft / 3,000 = 8 trees | 8 trees | Complies |
| Fence | Applicant proposing 4.5-foot tall vinyl screen fence | | Site Plan indicates vinyl but elevation provided is wood fence. Applicant should clarify. Planning Commission to determine if a fence is sufficient or a masonry wall is needed and if a fence is |

| | | | |
|---|--|--|--|
| | | | sufficient, should be increased to 6-feet. |
| General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area | 1,994 sq.ft / 1000 = 2 trees 1,994 sq.ft / 500 = 4 shrubs | 2 trees 4 shrubs | Complies |
| Trash Enclosure | Screened | Screened with masonry wall and wood gate | Complies |

Applicant to indicate fence material. Planning Commission to determine if a fence is sufficient or a masonry wall is needed and if a fence is sufficient, should be increased to 6-feet.

Items to be Addressed: 1). Indicate fence material; and 2). Planning Commission to determine if a fence is sufficient or a masonry wall is needed and if a fence is sufficient, should it be increased to 6-feet?

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations have been provided. The materials include a mix of brick, metal siding, masonry block, storefront glass, and E.I.F.s. Due to similar line weights on the elevations it is difficult to determine what is brick and what is metal siding.

We encourage the applicant to provide color elevations of all four sides and provide a 3-D model of the building to understand the building in context with the surrounding area. In addition, the applicant should provide color elevations of canopy to ensure architectural compatibility. We encourage the applicant to match material use and architectural style of the development to the west across Hewitt.



Items to be Addressed: 1). Provide color elevations of the all four sides and canopy and provide a 3-D model of the building to understand the building in context with the surrounding area; and

2). Encourage the applicant to applicant to match material use and architectural style of the development to the west across Hewitt.

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities.

We defer to the appropriate agencies for further comment of stormwater and utilities.

SUPPLEMENTAL USE REGULATIONS

Section 1126 provides additional use regulations:

1. *Vehicle fueling/multi-use stations shall directly abut a major thoroughfare.*

CWA Response: The site abuts the major thoroughfares of Ellsworth and Hewitt.

2. *The minimum lot area for vehicle fueling stations shall be fifteen thousand (15,000) square feet for stations having no more than two (2) service bays and no more than two (2) pump islands. There shall be added three thousand (3,000) square feet for each additional service bay and one thousand five hundred (1,500) square feet for each additional pump island. At least one (1) street lot line shall be at least one hundred fifty (150) feet in length along one (1) major thoroughfare. The lot shall be so shaped, and the station so arranged, as to provide ample space for vehicles which are required to wait.*

CWA Response: The site square footage of 38,000 sq/ft meets these square footage requirements.

3. *The driveway or curb cuts for access to a fueling station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be located no less than ten (10) feet from an adjoining property line, twenty-five (25) feet if adjacent to residential districts, as extended to the curb or pavement. Entrances shall also be no less than twenty-five (25) feet from an intersection street right-of-way line extended to the curb or pavement.*

CWA Response: Access shall be reviewed and confirmed by the Township Engineer and Washtenaw County Road Commission

4. *Setbacks: The following minimum setbacks shall apply to canopies and pump facilities constructed in conjunction with the following:*

| | | | |
|----------------|-----------------------|---------------------|--------------------|
| <i>Setback</i> | <i>Canopy Support</i> | <i>Pump Islands</i> | <i>Canopy Edge</i> |
|----------------|-----------------------|---------------------|--------------------|

| | | | |
|-------|---------|---------|---------|
| Front | 35 feet | 30 feet | 25 feet |
| Side | 20 feet | 20 feet | 10 feet |
| Rear | 30 feet | 20 feet | 20 feet |

CWA Response: The canopy meets all setback requirements.

5. *All fueling areas shall be arranged so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings, or adjoining property while being served.*

CWA Response: The fueling areas are arranged so that motor vehicles do not extend beyond the canopy and provides safe stacking and circulation.

6. *Canopy structures: Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building unless can be demonstrated that the design of the building and canopy in combination would be more functional and aesthetically pleasing if the canopy was not physically attached to the principal building.*

CWA Response: The applicant should provide color elevations of canopy and building to ensure architectural compatibility.

7. *Fire protection: Required fire protection devices under the canopy shall be architecturally screened so that the tanks are not directly visible from the street. The screens shall be compatible with the design and color of the canopy.*

CWA Response: The Township Fire Department shall review fire safety.

8. *Canopy lighting: Canopy lighting shall be recessed so that the light source is not visible from off site.*

CWA Response: Canopy lighting is recessed in the canopy and not visible off site.

9. *Pedestrian and vehicular safety: Vehicle fueling/multi-use stations shall be designed in a manner which promotes pedestrian and vehicular safety. The parking and circulation system within each development shall accommodate the safe movement of vehicles, bicycles, pedestrians and refueling activities throughout the proposed development and to and from surrounding areas in a safe and convenient manner.*

CWA Response: See pedestrian comments in section above.

10. *Repair and services: All repair and maintenance activities shall conform with the standards set forth in Section 1127, Minor vehicle repair. Dismantled, wrecked, or immobile vehicles shall not be permitted to be stored on site.*

CWA Response: Not Applicable. Applicant is not proposing any vehicle repair.

11. *Accessory vehicle wash: If a vehicle wash is proposed, it must comply with the standards set forth in Section 1129, Automobile car wash, and stacking space requirements in Section 1118, Drive-in, and drive-through facilities.*

CWA Response: Not Applicable. Applicant is not proposing any vehicle repair.

12. *A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.*

CWA Response: The site is adjacent to a residential use but not a residential district. We have requested that the Planning Commission consider requiring either a six-foot tall wall or increase the proposed fence to 6 feet.

SPECIAL USE STANDARDS

As set forth in Section 1003, the Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The Planning Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance; and
2. Will be compatible with a natural environment and existing and future land uses in the vicinity; and
3. Will be compatible with the Township master plans; and
4. 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; and
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare; and
6. 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 Planning Commission has the authority to approve, approve with conditions or deny the application for a special land use. In granting a special land use permit, the Planning Commission shall impose any conditions it deems necessary to achieve the objective and standards of this ordinance and identify said conditions in a motion.

SUMMARY

Planning Commission shall hold a public hearing and consider public comment. As part of their discussion the Planning Commission should consider if the Special Use standards have been met. Of particular consideration is if the use is consistent with the Township Master Plan and if the use be compatible with a natural environment and existing and future land uses in the vicinity and will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.

From a land use and master plan perspective, there is a division between commercial and auto-oriented uses east of Hewitt as compared to west of Hewitt. The west side of Hewitt, and Ellsworth west of Hewitt, is commercial and auto-oriented uses. The east side of Hewitt, and Ellsworth east of Hewitt is not-commercial oriented. Planning Commission to consider if an automobile-oriented use is consistent with intent of Neighborhood Transition area. If it is consistent, the Planning Commission should consider if site amenities and/or architectural details could be provided to soften auto-oriented use on adjacent properties.

If the Planning Commission finds that the Special Use standards have been met, the Planning Commission should require the applicant to address the following:

1. Make noted pedestrian improvements.
2. Indicate fence material.
3. Planning Commission to determine if a fence is sufficient or a masonry wall is needed and if a fence is sufficient, should be increased to 6-feet.
4. Provide color elevations of the all four sides and canopy and provide a 3-D model of the building to understand the building in context with the surrounding area.
5. Require the applicant to applicant to match material use and architectural style of the development to the west across Hewitt.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal



January 12, 2024
File: 2075140701

Attention: Mr. Jason Iacoangeli, AICP
Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

Dear Mr. Iacoangeli,

**Reference: Hewitt Gas Station/Convenience Store
Preliminary Site Plan Engineering Review #2**

We have reviewed the December 15, 2023, 16-sheet submittal of the above preliminary site plan that was received on December 19, 2023, and comment as follows:

The project consists of a 3,991 sq. ft. building for gas station, convenience store, and carry-out food uses. Six (6) gas pumps are proposed that will service 12 vehicles in addition to 18 additional on-site parking stalls. The project also includes added sidewalk along the Hewitt Road and Ellsworth Road rights-of-way with crosswalks proposed across Ellsworth Road and Hewitt Road. An underground detention system is proposed for storm water management.

The plans were reviewed for conformance with the Ypsilanti Township Engineering Standards and **are recommended** for preliminary site plan approval at this time, provided confirmation from the neighboring property owner is obtained that they are amenable to the off-site storm sewer proposed on their property. We are comfortable with addressing the remaining comments during the detailed engineering review.

A. PRELIMINARY SITE PLAN COMMENTS

ACCESS AND CIRCULATION

1. Turning templates shall be provided for the largest vehicle anticipated and the Township fire apparatus.
2. Two (2) new crosswalks are proposed at the Ellsworth Road and Hewitt Road intersection. The crosswalk design will need to be approved by the Washtenaw County Road Commission. The existing receiving ramps across each street from the proposed ramps will likely need to be reconstructed such that they are properly oriented towards the proposed ramps.

WATER SUPPLY AND WASTEWATER

1. The water service is proposed to enter the building at a cooler. The water service location shall be relocated to meet the meter location requirements of the Engineering Standards.
2. The bore pits should be labeled on all applicable sheets. The bore pit location in Hewitt Road shall meet the Washtenaw County Road Commission (WCRC) requirements and the on-site bore pit shall be appropriately sized.

Reference: Hewitt Gas Station/Convenience Store Preliminary Site Plan Engineering Review #2

3. A minimum 15-foot wide easement must be shown on the plans for the proposed hydrant.
4. An external grease trap should be proposed on the sanitary sewer lead for the carry-out food use.
5. The sanitary cleanout should be located outside of the concrete driveway entrance.

STORMWATER MANAGEMENT

1. A long-term stormwater management maintenance agreement should be entered into to ensure continued maintenance of the underground detention system.

GENERAL

1. The information shown on the architectural Site Plan sheet S-1 shall match the information shown on the civil Site Plan sheet, including the site data, the new sidewalk on the south side of the site, and the right turn only sign at the Hewitt entrance. It is preferred that the two sheets be consolidated into one so that there is no conflicting information.
2. An easement from the adjacent property owner to the east will be required for the off-site storm sewer installation. This easement shall be obtained prior to final site plan approval.
3. A removal/demolition sheet should be provided for review. If the existing water service will not be utilized, it should be disconnected at the 16-inch water main.
4. The proposed building is shown with different square footages on several different sheets. This shall be consistent.
5. Sheet TS-1, Topographic & Boundary Survey:
 - a. A minimum of two (2) benchmarks are required. An additional benchmark shall be identified on the plan. This may be completed with the detailed engineering submittal.
6. Sheet SP-1, Dimensional Plan:
 - a. Cross section details of driveways, parking lots, and sidewalks illustrating materials and thickness shall be provided in the plans.
7. Sheet SP-2, Grading & Paving Plan:
 - a. Additional spot grades and detailed grading should be provided at all ramps to confirm ADA compliance. This may be completed on the detailed engineering plan.
 - b. ADA compliant ramps/landings are required on the north and south sides of the building across from walkway their respective walkways.
 - c. Top-of-wall and bottom-of-wall elevations should be provided at the boulder retaining wall.
8. Sheet LP-1, Landscape Planting Plan:
 - a. The proposed sanitary sewer lead, storm sewer, and underground detention system should be shown on the plan. Separation should be provided between the utilities and trees.

Reference: Hewitt Gas Station/Convenience Store Preliminary Site Plan Engineering Review #2

B. PERMITS AND ADDITIONAL REVIEWS

The following is a listing of the permits, approvals, and other outside agency reviews that will likely be required for the construction of this project. Copies of all permits and outside agency reviews and/or waiver letters shall be sent to Ypsilanti Township.

1. Written preliminary approval from the Washtenaw County Water Resources Commissioner (WCWRC) must be provided prior to Township preliminary site plan approval.
2. Written preliminary approval from the WCRC must be provided prior to Township preliminary approval.
3. The Ypsilanti Community Utility Authority (YCUA) must review and approve the preliminary plan prior to Township preliminary site plan approval.
4. The Ypsilanti Township Fire Department provided preliminary approval in correspondence dated July 27, 2022.
5. An Ypsilanti Township Soil Erosion and Sedimentation Control Permit will be required for the site construction.
6. An Ypsilanti Township/YCUA Construction Permit will be required for the utilities and stormwater management construction and site work.
7. EGLE shall review and approve the plan for the underground fuel storage tanks and retail fuel operation prior to final site plan approval.

In summary, we recommend approval of the preliminary site plan, provided confirmation from the neighboring property owner is obtained that they are amenable to the off-site storm sewer proposed on their property. We are comfortable with addressing the remaining comments during the detailed engineering review. Should you have any questions please do not hesitate to contact us.

Regards,

Stantec Consulting Michigan Inc.



Eric Humesky, PE
Municipal Project Manager
Phone: (734) 358-9464
Eric.Humesky@Stantec.com



Mark Pascoe, PE, LEED AP, ENV SP
Principal
Phone: (734) 277-7266
Mark.Pascoe@stantec.com

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



January 17, 2024

Jason Iacoangeli, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Preliminary (non-residential) Site Plan Review #2

| | |
|---------------------|------------------------------------|
| Project Name: | Gas Station / Convenience Store |
| Project Location: | 617 Hewitt Rd. Ypsilanti, MI 48197 |
| Plan Date: | 12/15/2023 |
| Job Number: | 2030 |
| Applicable Codes: | IFC 2018 |
| Architects: | Guido Architects Inc. |
| Architects Address: | 23419 Ford Rd. Dearborn, MI 48128 |

Status of Review

Status of review: Approved as Submitted

Site Coverage - Hydrants

Comments: Complies with IFC 2018.

Site Coverage - Access

Comments: Complies with IFC 2018

Sincerely,

A handwritten signature in black ink that reads "Steve Wallgren".

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

January 16, 2024

VIA ELECTRONIC MAIL

Mr. Jason Iacoangeli, Planning Director
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #1
Gas Station/Convenience Store
617 S. Hewitt Road, Charter Township of Ypsilanti (Plan Date: 12-15-2023)

Dear Mr. Iacoangeli:

In response to the plans and related documents received via electronic mail from your office December 19, 2023, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to YCUA for this stage of review. However, the following comments need to be addressed by the Applicant and/or the Applicant's design engineer prior to Detailed Engineering plans being deemed acceptable to YCUA.

1. There is an existing 1" diameter water service with curb stop and box at the property line. The plans show a new 1½" diameter water service extended from a proposed 8" diameter water main and hydrant. If the existing water service is not going to be utilized, it will need to be disconnected from the 16" diameter water main as part of the project.
2. It is assumed that a 1½" domestic water meter is proposed. It is recommended that the Applicant and their design professionals review the demands to properly size the meter. A 1" diameter meter can provide 50 gallons per minute of water. Oversizing the meter will result in significant increase in the base usage cost, the readiness to serve charge. The full water and sewer rate table for meters up to 12" diameter is available on the YCUA website at www.ycua.org/PDFs/Water&SewerRates.pdf.
3. The existing water main within Hewitt Road is 16" diameter pipe.
4. Both proposed sanitary cleanouts #1 and #2 shown on the plans will be located in the pavement and will need to be protected with a cast iron box and cover.
5. Part of the proposed building is identified for use as a food service establishment. The Applicant is advised that the project will need to comply with the YCUA Fats, Oil, and Grease (FOG) Mitigation Program. More details about the YCUA FOG Mitigation Program are available on the YCUA website at www.ycua.org/fog.htm.

As noted in the August 10, 2022, letter from this office, connection fees apply to the

Mr. Jason Iacoangeli, Planning Director
CHARTER TOWNSHIP OF YPSILANTI
January 16, 2024
Page 2

proposed project. Please note that the total cash price for connection fees, **\$22,599.59 plus the construction phase escrow deposit, Authority administration fee, and record plan guarantee**, must be paid to the Authority by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Sincerely,



SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

cc: Mr. Luke Blackburn, Mr. Sean Knapp, File, YCUA
Mr. Fletcher Reyher, Charter Township of Ypsilanti
Mr. Steve Wallgren, Township Fire Department
Mr. Eric Humesky, P.E., Stantec
Mr. Gary Streight, P.E., WCRC
Mr. Jay Hammoud, Applicant
Mr. Alexander Orman, P.E., Applicant's design engineer

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COUNTY HIGHWAY ENGINEER

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DANIEL D. ACKERMAN
DIRECTOR OF FINANCE & IT

August 15, 2022

Mr. Alex Orman
Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327

RE: Permit Application 18004
Hewitt Road Gas Station / Convenience Store

Dear Mr. Orman,

I have reviewed your latest plan set dated June 20, 2022, for the above-mentioned project. After reviewing the plans, the Road Commission offers the following comments:

- 1) Please design the Hewitt Road entrance per MDOT design standard GEO-680-B for a 'right in – right out' driveway.
- 2) Please indicate that the water main tap on Hewitt Road will require the repair of the full travel and bike lane. Please also provide a traffic control plan to perform the work.
- 3) Please provide a centerline profile for the two driveway entrances.
- 4) The underground detention system is proposing to release flow into an existing yard basin via a 12-inch pipe. What is the size and condition of the existing pipe? Will the basin need to be replaced?
- 5) Please note that crushed concrete cannot be used in the road ROW for mud mats.
- 6) Will the Ellsworth Road entrance be used during construction? A mud mat is not referenced on the plans. If it is not intended to be utilized during construction, how will traffic be barricaded from entering / leaving the site?
- 7) Sheet SP-1 will require upgrades to the existing traffic signal infrastructure. New pedestrian signals, underground infrastructure and perhaps cabinet equipment will need to be upgraded to provide safe refuge of users crossing Ellsworth and Hewitt Roads. Comments and necessary design details will be forth coming from my colleagues in the traffic and safety section.

Once comments have been addressed, please submit updated plans to permits@wcroads.org for further consideration. I can be reached at 734-845-2924 or email at mccullochm@wcroads.org should you have questions.

Sincerely,



Mark H. McCulloch
Senior Project Manager – Permits

Cc: Brent Schlack / Jeff Young / Gary Streight / Lisa Jones / Callie Lawrence – WCRC
Jason Iacoangeli / Amy Steffens – Ypsilanti Township

Enclosure – Marked up plan set with comments

SHEET INDEX

- SP-1 DIMENSIONAL PLAN
- SP-2 PAVING & GRADING PLAN
- SP-3 UTILITIES PLAN
- SP-4 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- SP-5 UNDERGROUND DETECTION DETAILS
- SP-6 KSI DETAILS
- SP-7 CALCULATIONS

LEGAL DESCRIPTION:
 LOTS 1, 2 & N 1/2 LOT 3, TRIANGLE PARK SUBDIVISION AS RECORDED
 IN LIBER 7, PAGE 2406 PLATS, WASHENAW COUNTY RECORDS.
 PARCEL I.D. #K-11-39-252-007
 ALSO KNOWN AS 617 HEWITT ROAD, YPSILANTI TWP., WASHENAW
 COUNTY, MICHIGAN



LOCATION MAP
 SCALE: 1" = 1275'



Orman Engineering, LLC
 5476 Vivian Lane
 Waterford, MI 48327
 phone: 248.662.6001
 email: alex@ormanengineering.com

PROJECT:
 PROPOSED GAS
 STATION /
 CONVENIENCE STORE /
 CARRY-OUT

CLIENT:
 Hewitt Property LLC
 14540 Ford Rd.
 Suite A
 Dearborn, MI 48126

Contact:
 Jay Hammoud
 Phone: (313) 443-9090
 Email: jhammoud@apcooil.net

SEAL:



SHEET:
 DIMENSIONAL
 PLAN

PROJECT LOCATION:
 617 Hewitt Rd.
 Ypsilanti Twp.,
 Washtenaw County, MI



Know what's below
 Call before you dig.

REVISIONS

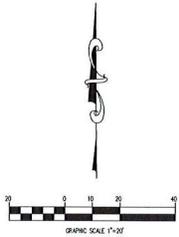
06-26-2022 SPA/SOU SUBMITTAL
 06-15-2022 REV. PER STORM WATER ENG.
 04-26-2022 REV. PER STORM WATER ENG.
 03-29-2022 REV. PER STORM WATER ENG.

Designed by: Drawn by:
 A.O. S.D.M.

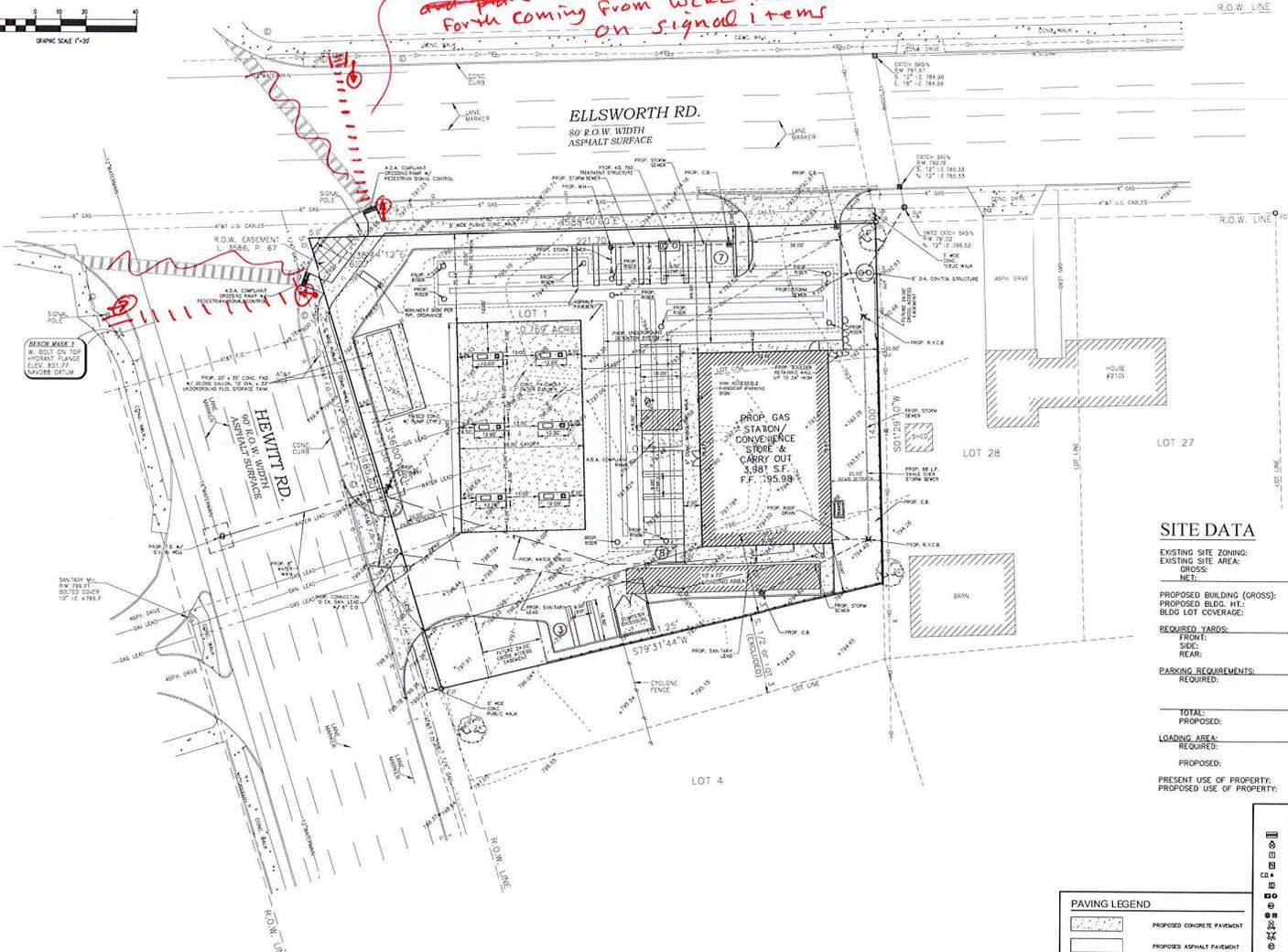
Approved by: Date:
 A.O. 08-02-2021

Scale:
 1" = 20'

Job No.: Sheet:
 1325 SP-1



*Comments will be
 added later will be
 forth coming from WERC T&S team
 on signed items*



SITE DATA

| | |
|----------------------------|---|
| EXISTING SITE ZONING: | B-3, GENERAL BUSINESS |
| EXISTING SITE AREA: | 33,077 SF OR 0.76 AC |
| GROSS: | 32,896 SF OR 0.76 AC |
| NET: | |
| PROPOSED BUILDING (GROSS): | 3,987 S.F. |
| PROPOSED BLDG. HT.: | (ONE STORY) |
| BLDG LOT COVERAGE: | 12.0% |
| REQUIRED YARDS: | |
| FRONT: | 20.00' = 49.93' & 115.79' PROVIDED |
| SIDE: | 0' = 20.00' PROVIDED |
| REAR: | 20.00' = 20.00' PROVIDED |
| PARKING REQUIREMENTS: | |
| REQUIRED: | RETAIL: 1038 S.F. X0.85=883/750=3 GAS / C-STORE: 300/100+2 EMP.=5 FOOD SERVICE: 6+1 EMP.=10 PUMP ISLANDS: 12 |
| TOTAL: | 30 |
| PROVIDED: | 18 SPACES + 12 AT PUMPS=30 |
| LOADING AREA: | |
| REQUIRED: | 10 S.F. PER STORE FRONTAGE IN FEET = 76.67' * 10 = 767 S.F. |
| PROVIDED: | 770 S.F. |
| PRESENT USE OF PROPERTY: | RESIDENCE |
| PROPOSED USE OF PROPERTY: | GAS STATION & CONVENIENCE STORE |

PAVING LEGEND

| | |
|--|----------------------------|
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CURB & GUTTER |

LEGEND

| | | | |
|--|--------------------------------|--|------------------------|
| | NORTH | | SIGNAL POLE |
| | WATER SHUT OFF | | PUBLIC LIGHTING Wt. |
| | TELEPHONE RISK | | ELECTRIC RISK OR METER |
| | TELEPHONE | | CANOE PROTECTION |
| | SEWER CLEAN OUT | | GUT VIRE |
| | GAS METER | | HIGH TENSION TOWER |
| | GAS VALVE, GAS WACKER | | FLAG POLE |
| | MANHOLE 48x48 | | BALLAST |
| | CATCH BASIN (6x6) | | STEEL COLUMN |
| | GATE VALVE IN WELL (6x6) | | HAILER |
| | FIRE HYDRANT | | SIGN |
| | STORM MANHOLE 66x66 | | ELECTRIC TRANSFORMER |
| | TANK POST | | EXISTING PROPOSE |
| | UTILITY POLE | | WATER FLOW INDICATOR |
| | UTILITY POLE W/ LAMP EXTENSION | | |



From: "Theresa M. Marsik" <marsikt@washtenaw.org>
To: "Fletcher Reyher" <freyher@ytown.org>
Cc: "jiacoangeli" <jiacoangeli@ytown.org>

August 1, 2022 12:09 PM

image002.png (288 B) [Download](#) | [Remove](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fletcher,

The stormwater management plan shown in this plan set appears to have no changes from the 6-15-22 plan set that was approved. No formal review letter will be issued.

Thanks,

Theresa

| | |
|---|--|
|  | <p>Theresa M. Marsik, P.E. Stormwater Engineer Water Resources Commissioner's Office 705 N. Zeeb Rd., Ann Arbor, MI Direct: (734) 222-6844 Office: (734) 222-6860 Fax: (734) 222-6803 marsikt@washtenaw.org https://www.washtenaw.org/drains</p> |
|---|--|

How did we do?

Please take a moment to complete an online evaluation

<https://www.surveymonkey.com/r/WCWRCsurvey>

Visit us [online](#) or follow the Water Resources Commissioner's Office on [Facebook](#).

Flooding or drainage concerns? [Report your problem online.](#)

LANDSCAPE PLANTING NOTES:

- PLANTING**
- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by Ypsilanti Charter Township, Michigan.
 - The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
 - The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
 - Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
 - Dig shrub pits one foot (1") larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
 - The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
 - When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and setting with water.
 - Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
 - Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
 - All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
 - Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
 - All new lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil. Peat sod is not acceptable. Existing lawn in generally good condition but with bare, sparse, or weedy areas must be renovated by filling in low areas, raking, overseeding, and top dressing all sparse and bare spots and continuing with a weed and feed program.
 - All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
 - Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
 - All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
 - Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the Township for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
 - Elevate the rootballs of Yew shrubs to allow for better drainage.

- MATERIAL**
- Plants shall not be located within two feet (2') of the property line.
 - Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be: a. Nursery grown; b. State Department of Agriculture inspected; c. no. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. staked, wrapped, watered, and mulched according to the details provided; and e. guaranteed for one (1) year.
 - Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
 - The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
 - Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
 - Cobblestone mulch to consist of two inch to five inch (2" - 5") diameter cobbles eight inches (8") deep over geotextile fabric.
 - Metal edging to consist of Perma-Loc aluminum edging or approved equivalent or spaded edge. Plastic edging is not acceptable.
 - Proposed perennials to be full, well-rooted plants.
 - Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

- GENERAL**
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
 - The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
 - The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
 - All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
 - All written dimensions override scale dimensions on the plans.
 - Report all changes, substitutions, or deletions to the Owner's representative.
 - All bidders must inspect the site and report any discrepancies to the Owner's representative.
 - All specifications are subject to change due to existing conditions.
 - The Owner's representative reserves the right to approve all plant material.

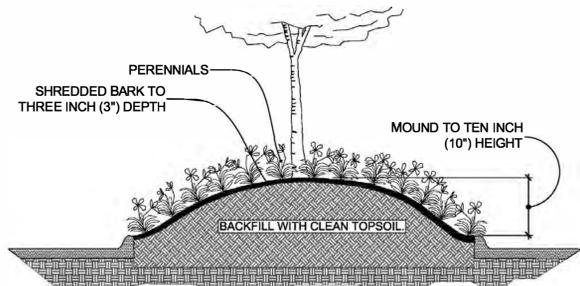
- MAINTENANCE**
- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
 - The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
 - The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
 - All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
 - Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
 - All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
 - Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

PLANT LIST

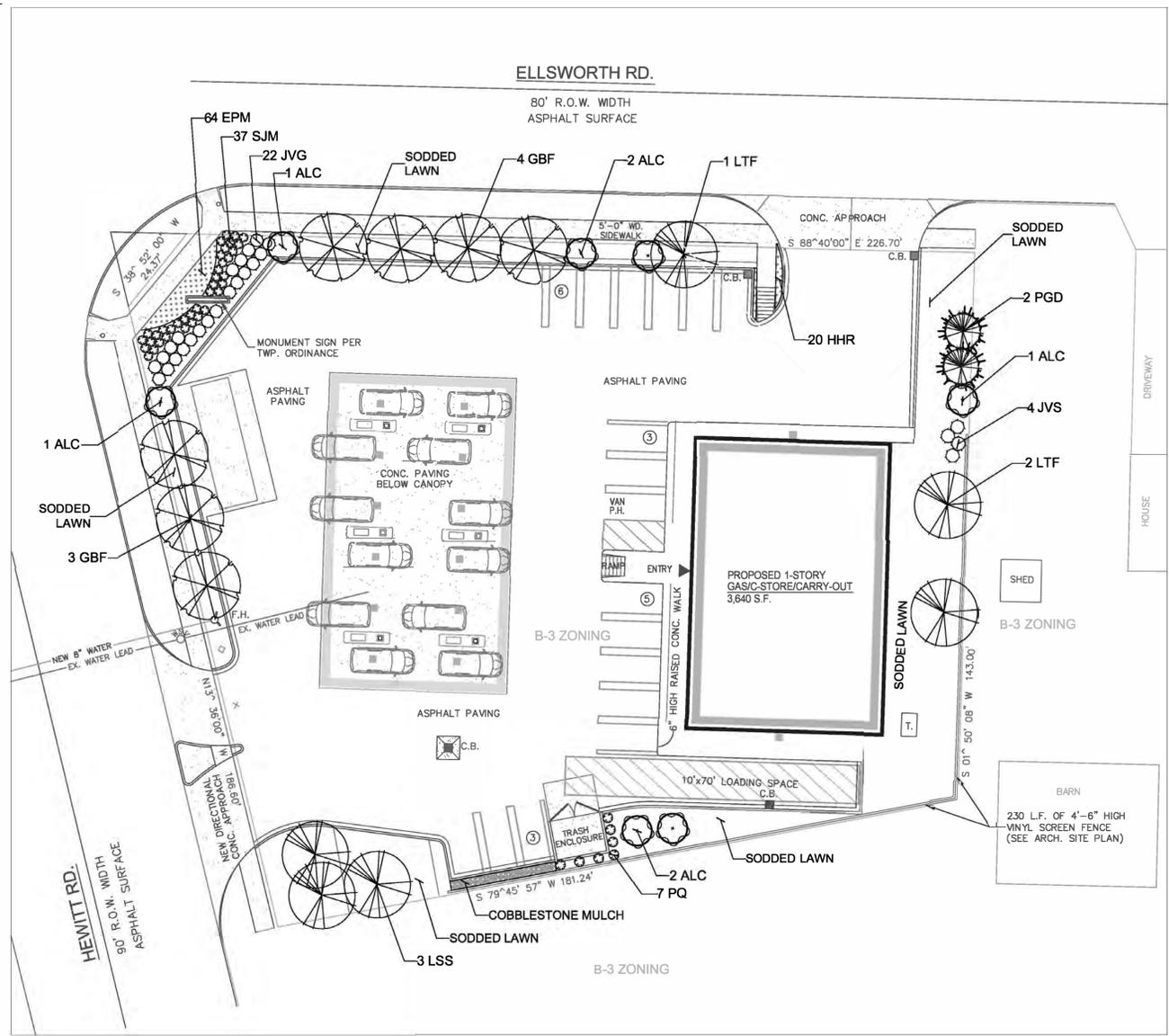
| KEY QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
|--|---|----------------------------|----------------------|
| Street Yard Planting - Hewitt Road | | | |
| ALC | <i>Amelanchier laevis</i> 'Cumulus' | Cumulus Serviceberry | 2" cal. B&B |
| JVG | <i>Juniperus virginiana</i> 'Greguard' | Grey Guardian Spr. Juniper | 24" ht., 3 gal. pot |
| GBF | <i>Spiraea japonica</i> 'Magic Carpet' | Magic Carpet Spirea | 24" ht., 3 gal. pot |
| SJM | <i>Ginkgo biloba</i> 'Fastigiata' | Fastigiata Maidenhair Tree | 2-1/2" cal. B&B |
| Street Yard Planting - Ellsworth Road | | | |
| ALC | <i>Amelanchier laevis</i> 'Cumulus' | Cumulus Serviceberry | 2" cal. B&B |
| JVG | <i>Juniperus virginiana</i> 'Greguard' | Grey Guardian Spr. Juniper | 24" ht., 3 gal. pot |
| SJM | <i>Spiraea japonica</i> 'Magic Carpet' | Magic Carpet Spirea | 24" ht., 3 gal. pot |
| GBF | <i>Ginkgo biloba</i> 'Fastigiata' | Fastigiata Maidenhair Tree | 2-1/2" cal. B&B |
| EPM | <i>Echinacea purpureum</i> 'Pixie Meadowbrite' | Pixie Meadowbrite | 1 gal. pot, 24" o.c. |
| General Site Planting | | | |
| ALC | <i>Amelanchier laevis</i> 'Cumulus' | Cumulus Serviceberry | 2" cal. B&B |
| JVS | <i>Juniperus virginiana</i> 'Skyrocket' | Skyrocket Upright Juniper | 4' - 5' ht. B&B |
| Parking Lot Landscaping | | | |
| LSS | <i>Liquidambar styraciflua</i> 'Slender Silhouette' | Slender Silhouette | American Sweetgum |
| LTF | <i>Liriodendron tulipifera</i> 'Arnold' | Fastigiata Tuliptree | 2-1/2" cal. B&B |
| PQ | <i>Parthenocissus quinquefolia</i> | Virginia Creeper | 2 gal. pot |
| PGD | <i>Picea glauca</i> 'Densata' | Black Hills White Spruce | 6' ht. B&B |
| HHR | <i>Hemerocallis</i> sp. 'Happy Returns' | Happy Returns Daylily | 1 gal. pot, 24" o.c. |

LANDSCAPE CALCULATIONS:

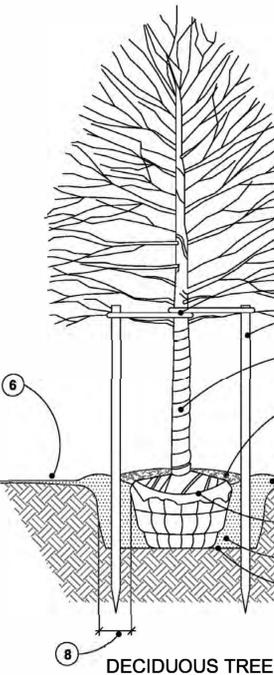
- STREET YARD LANDSCAPING**
Hewitt Road (110 l.f.)
- * One (1) large deciduous tree / 40 l.f. = 2.75 trees = 3 trees
 - * One (1) ornamental tree / 100 l.f. = 1.10 trees = 2 trees
 - * One (1) shrub / 10 l.f. = 11 shrubs
- Ellsworth Road (160 l.f.)
- * One (1) large deciduous tree / 40 l.f. = 4 trees
 - * One (1) ornamental tree / 100 l.f. = 1.6 trees = 2 trees
 - * One (1) shrub / 10 l.f. = 16 shrubs
- GENERAL SITE LANDSCAPING (1,994 square feet)**
- * One (1) deciduous or evergreen tree per 1,000 sq. ft. or fraction thereof of lawn area
 - * 1,994 / 1,000 = 1.99 trees = 2 trees
 - * One (1) shrub for every 500 sq. ft. or fraction thereof of lawn area
 - * 1,994 / 500 = 3.98 shrubs = 4 shrubs
- PARKING LOT LANDSCAPING (23,528 sq. ft. of paved surface)**
- * One (1) large deciduous tree for every 3,000 sq. ft. of paved surface
 - * 23,528 / 3,000 = 7.84 trees = 8 trees



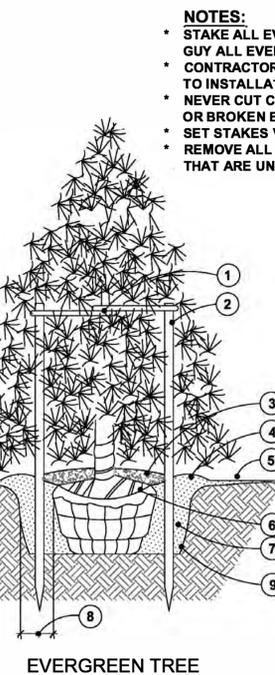
PARKING LOT PLANTING DETAIL not to scale



LANDSCAPE PLANTING PLAN scale: 1" = 20'



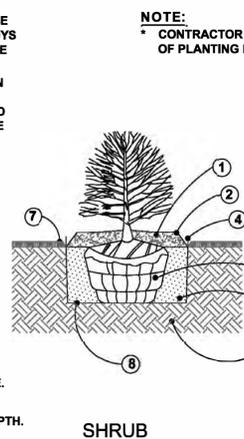
- NOTES:**
- * STAKE TREES UNDER FOUR INCH (4") CALIPER.
 - * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - * SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
 - * SET STAKES VERTICAL & EVENLY SPACED.
 - * STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
 - * DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - * REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREE JUST BELOW FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
 - 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
 - APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
 - SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
 - MOUND TO FORM TREE SAUCER.
 - FINISH GRADE SLOPED AWAY FROM TREE.
 - CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
 - WIDTH OF ROOTBALL ON EACH SIDE.
 - PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



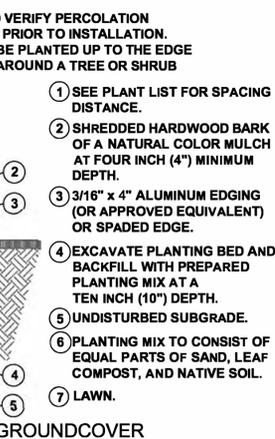
- NOTES:**
- * STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12") HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12") HIGH AND OVER.
 - * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - * NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
 - * SET STAKES VERTICAL AND EVENLY SPACED.
 - * REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
 - 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
 - SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
 - MOUND TO FORM TREE SAUCER.
 - FINISH GRADE SLOPED AWAY FROM TREE.
 - CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
 - PLANTING MIX SHALL BE AMENDED PER SITE CONDITIONS AND PLANT REQUIREMENTS.
 - WIDTH OF ROOTBALL ON EACH SIDE.
 - SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

GENERAL NOTES FOR ALL PLANTINGS:

- * DO NOT CUT CENTRAL LEADER.
- * REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- * PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- * CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.



- NOTE:**
- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - * PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
 - FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
 - CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
 - 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
 - EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX.
 - UNDISTURBED SUBGRADE.
 - LAWN.
 - SCARIFY SUBGRADE.

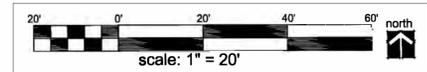


- NOTE:**
- * CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
 - * PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- SEE PLANT LIST FOR SPACING DISTANCE.
 - SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT FOUR INCH (4") MINIMUM DEPTH.
 - 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
 - EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
 - UNDISTURBED SUBGRADE.
 - PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
 - LAWN.

PLANTING DETAILS

not to scale

date: February 5, 2022
 revised:
 05-26-2022 Revise for site plan changes.
 06-20-2022 Revise for site plan changes.
 12-15-2023 Re-issue for SPA /SLU



LANDSCAPE PLAN FOR:
 Guido Architects Inc.
 23419 Ford Road
 Dearborn, Michigan
 48128
 (313) 274-7800

PROJECT LOCATION:
 Auto Service Station
 617 Hewitt Road
 Ypsilanti Township,
 Michigan
 48197

LANDSCAPE PLAN BY:
 Nagy Devlin Land Design, L.L.C.
 31736 West Chicago Avenue
 Livonia, Michigan 48150
 (734) 634-9208

LP - 1: LANDSCAPE PLANTING PLAN
 * Base data from Guido Architects, Inc.

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft²
 Length: 24"
 Width: 13"
 Height: 3"
 Weight: 1.5 lbs
 (max)

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PRHN DBBXD

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|----------|-----|----------------|------------|----------|
| DSX0 LED | 1 | 40K | 30° | SP |

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series design, the benefits of the latest LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower pole density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PRHN DBBXD

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|----------|-----|----------------|------------|----------|
| DSX0 LED | 1 | 40K | 30° | SP |

LITHONIA LIGHTING
 One Lithonia Way • Gwynn, Georgia 30227 • Phone: 1-800-755-5276 • FAX: 770-381-2222
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CNY LED Canopy/Ceiling Luminaire

Specifications

CNY LED P1/P2
 Width: 10" / 14"
 Height: 4" / 6"
 Depth: 10" / 14"
 Weight: 5.5 lbs / 13 lbs

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DBB

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|---------|-----|----------------|------------|----------|
| CNY LED | 1 | 50K | 30° | SP |

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 400W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DBB

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|---------|-----|----------------|------------|----------|
| CNY LED | 1 | 50K | 30° | SP |

LITHONIA LIGHTING
 One Lithonia Way • Gwynn, Georgia 30227 • Phone: 1-800-755-5276 • FAX: 770-381-2222
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D-Series Size 1 LED Wall Luminaire

Specifications

Back Box (BBW, ELCW)
 Width: 13-3/4" / 18-1/2"
 Height: 6-3/8" / 10-1/2"
 Weight: 5 lbs / 10 lbs

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBXD

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|-----------|-----|----------------|------------|----------|
| DSXW1 LED | 1 | 40K | 30° | SP |

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBXD

| Label | Qty | Color Temp (K) | Beam Angle | Mounting |
|-----------|-----|----------------|------------|----------|
| DSXW1 LED | 1 | 40K | 30° | SP |

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General Note

- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

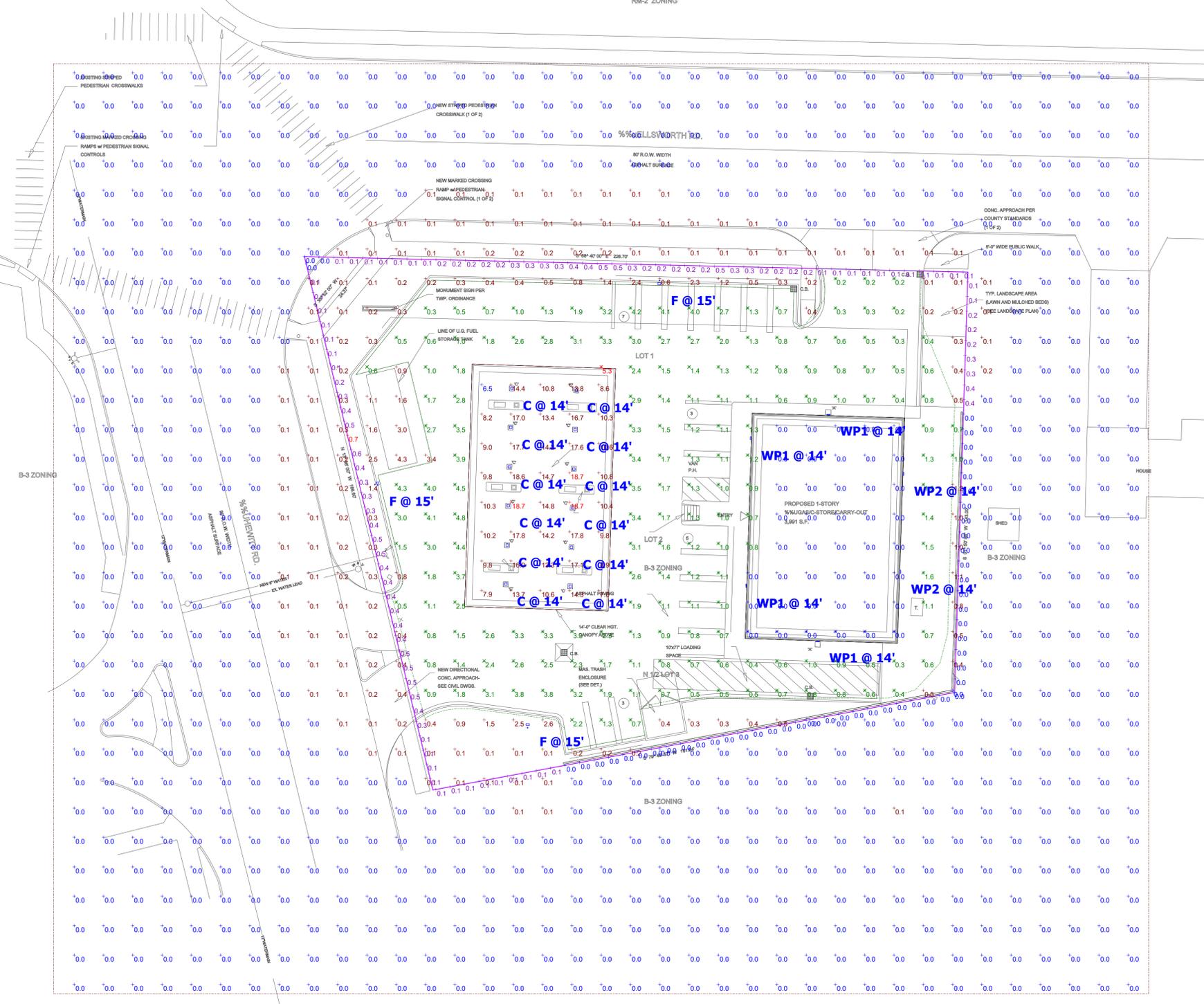
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



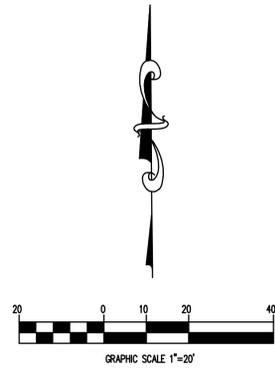
Plan View
 Scale - 1" = 20'

| Statistics | | | | | | | |
|---------------|--------|---------|---------|--------|---------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| Grade @ 0' | + | 0.3 fc | 5.3 fc | 0.0 fc | N/A | N/A | 0.1:1 |
| PARKING LOT | X | 1.6 fc | 5.3 fc | 0.0 fc | N/A | N/A | 0.3:1 |
| PROPERTY LINE | + | 0.2 fc | 0.7 fc | 0.0 fc | N/A | N/A | 0.3:1 |
| UNDER CANOPY | + | 13.1 fc | 18.7 fc | 6.5 fc | 2.9:1 | 2.0:1 | 0.7:1 |

| Schedule | | | | | | |
|----------|-------|----------|-------------------|----------------------|------|-------------------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Lamp | Light Loss Factor |
| WP1 | WP1 | 4 | Lithonia Lighting | DSXW1 LED 40K MVOLT | LED | 0.9 |
| WP2 | WP2 | 2 | Lithonia Lighting | DSXW1 LED 40K MVOLT | LED | 0.9 |
| C | C | 12 | Lithonia Lighting | CNY LED P2 40K MVOLT | | 0.93 |
| D | D | 0 | Lithonia Lighting | DSX0 LED 40K MVOLT | LED | 0.9 |
| E | E | 0 | Lithonia Lighting | DSX0 LED 40K MVOLT | LED | 0.9 |
| F | F | 3 | Lithonia Lighting | DSX0 LED 40K MVOLT | LED | 0.9 |

Designer
 DS
Date
 11/30/2021
 rev. 1/11/2022
 rev. 07/05/2022
Scale
 Not to Scale
Drawing No.
 #21-69369 V2

617 HEWITT RD
 PHOTOMETRIC PLAN
 PREPARED FOR: GUIDO ARCHITECTS
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM



LEGAL DESCRIPTION:
 LOTS 1, 2 & N. 1/2 LOT 3, TRIANGLE PARK SUBDIVISION AS RECORDED
 IN LIBER 7, PAGE 26 OF PLATS, WASHTENAW COUNTY RECORDS.
 PARCEL I.D. #K-11-39-252-007

ALSO KNOWN AS 617 HEWITT ROAD, YPSILANTI TWP., WASHTENAW
 COUNTY, MICHIGAN



LOCATION MAP
 SCALE: 1" = 1275'



Orman Engineering, LLC
 5476 Vivian Lane
 Waterford, MI 48327
 phone: 248.682.6001
 email: alex@ormanengineering.com

PROJECT
 PROPOSED GAS
 STATION /
 CONVENIENCE STORE /
 CARRY OUT

CLIENT
 Hewitt Property LLC
 14540 Ford Rd.
 Suite A
 Dearborn, MI 48126

Contact:
 Jay Hammoud
 Phone: (313) 443-9090
 Email:
 jhammoud@apcooil.net

SEAL



SHEET
 GRADING &
 PAVING PLAN

PROJECT LOCATION
 617 Hewitt Rd.
 Ypsilanti Twp.,
 Washtenaw County, MI



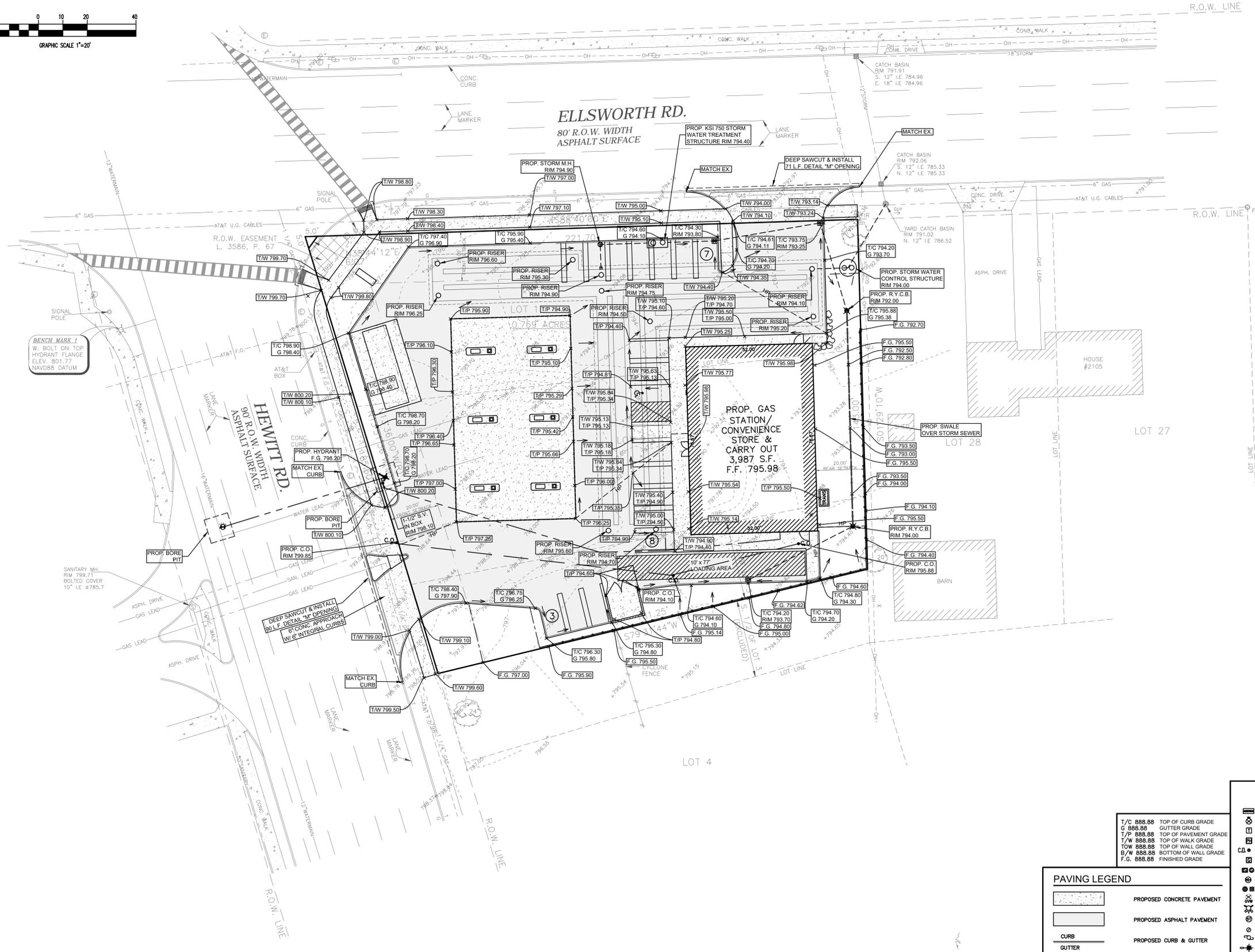
Know what's below
 Call before you dig.

REVISIONS

| Date | Description |
|------|-------------|
| | |
| | |
| | |
| | |
| | |

12-15-2023 SPA/SCU SUBMITTAL
 06-20-2022 SPA/SCU SUBMITTAL
 06-15-2022 REV. PER STORM WATER ENG.
 04-25-2022 REV. PER STORM WATER ENG.
 03-25-2022 REV. PER STORM WATER ENG.

| | |
|--------------|------------|
| Designed by: | Drawn by: |
| A.O. | S.D.M. |
| Approved by: | Date: |
| A.O. | 08-02-2021 |
| Scale: | 1" = 20' |
| Job No.: | Sheet: |
| 1325 | SP-2 |



PAVING LEGEND

| | |
|--|----------------------------|
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED CURB & GUTTER |

LEGEND

| | | | |
|--|--------------------------------|--|-------------------------|
| | AMERITECH | | SIGNAL POLE |
| | WATER SHUT OFF | | PUBLIC LIGHTING MH. |
| | TELEPHONE RISER | | ELECTRIC RISER OR METER |
| | TELEPHONE | | CATHODIC PROTECTION |
| | SEWER CLEAN OUT | | GUY WIRE |
| | GAS METER | | HIGH TENSION TOWER |
| | GAS VALVE /GAS MARKER | | FLAG POLE |
| | MANHOLE (OH) | | BOLLARD |
| | CATCH BASIN (C.B.) | | STEEL COLUMN |
| | GATE VALVE IN WELL (G.V.W.) | | MAILBOX |
| | FIRE HYDRANT | | SIGN |
| | STORM MANHOLE (ST. MH.) | | ELECTRIC TRANSFORMER |
| | FENCE POST | | EXISTING |
| | UTILITY POLE | | PROPOSED |
| | UTILITY POLE W/ LAMP EXTENSION | | WATER FLOW INDICATOR |

| From Manhole Number | To Manhole Number | Drainage Area (Acres) | Runoff Coefficient (C) | Equivalent Area (C * A) | Total Area (Sum C * A) | Time of Concentration (Minutes) | Rainfall Intensity (Inches/Hr.) | Actual Discharge (CFS) | Pipe Size (Inches) | Pipe Slope (% Slope) | Pipe Length (Feet) | Flow Velocity (Ft/Sec) | Time of Flow (Minutes) | Full Pipe Capacity (CFS) | H. G. Elev. Upper End (Feet) | H. G. Elev. Lower End (Feet) | H. G. Slope (% Slope) | Theoretical Velocity (Ft/Sec) | Ground Elevation (Upper) (Feet) | Change in Elevation (Feet) | Invert Elev. Upper End (Feet) | Invert Elev. Lower End (Feet) |
|---------------------|-------------------|-----------------------|------------------------|-------------------------|------------------------|---------------------------------|---------------------------------|------------------------|--------------------|----------------------|--------------------|------------------------|------------------------|--------------------------|------------------------------|------------------------------|-----------------------|-------------------------------|---------------------------------|----------------------------|-------------------------------|-------------------------------|
| 8 | 7 | 0.18 | 0.95 | 0.17 | 0.17 | 15.00 | 4.38 | 0.75 | 12 | 0.45 | 50 | 3.04 | 0.27 | 2.39 | 789.50 | 789.48 | 0.044 | 0.953 | 793.70 | 0.23 | 789.50 | 789.28 |
| BUILDG | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 6 | 0.09 | 0.95 | 0.09 | 0.09 | 15.00 | 4.38 | 0.37 | 6 | 1.10 | 16 | 3.00 | 0.09 | 0.59 | 790.98 | 790.95 | 0.213 | 1.319 | 795.50 | 0.18 | 790.98 | 790.80 |
| 6 | 5 | 0.05 | 0.95 | 0.05 | 0.31 | 15.76 | 4.29 | 1.35 | 12 | 0.45 | 37 | 3.04 | 0.20 | 2.39 | 788.78 | 788.73 | 0.143 | 1.714 | 792.00 | 0.17 | 788.78 | 788.61 |
| 5 | 4 | 0.03 | 0.95 | 0.03 | 0.34 | 15.96 | 4.27 | 1.46 | 12 | 0.45 | 44 | 3.04 | 0.24 | 2.39 | 788.51 | 788.44 | 0.168 | 1.861 | 793.25 | 0.20 | 788.51 | 788.31 |
| 4 | 3 | 0.40 | 0.95 | 0.38 | 0.72 | 16.20 | 4.25 | 3.07 | 12 | 0.75 | 23 | 3.93 | 0.10 | 3.09 | 788.22 | 788.05 | 0.741 | 3.905 | 793.80 | 0.17 | 787.43 | 787.26 |
| 3 | 2 | 0.00 | 0.00 | 0.00 | 0.72 | 16.30 | 4.24 | 3.06 | 12 | 0.75 | 20 | 3.93 | 0.08 | 3.09 | 788.05 | 787.90 | 0.737 | 3.896 | 794.40 | 0.15 | 787.16 | 787.01 |
| 2 | 1 | 0.00 | 0.00 | 0.00 | 0.72 | 16.38 | 4.23 | 3.05 | 12 | 0.75 | 10 | 3.93 | 0.04 | 3.09 | 787.90 | 787.83 | 0.734 | 3.888 | 794.90 | 0.08 | 786.91 | 786.83 |
| 9 | 10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12 | 0.32 | 12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.000 | 0.000 | 794.10 | 0.04 | 786.78 | 786.74 |
| 10 | 11EX | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12 | 0.32 | 28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.000 | 0.000 | 794.00 | 0.09 | 786.74 | 786.65 |

| Project No: | 1325 |
|---------------|----------------------|
| Project Name: | Gas Station/ C-Store |
| Location: | 617 Hewitt Rd. |
| Dated: | 07/23/21 |
| Revised: | 03/22/22 |
| | 4/16/2022 |
| | 05/19/22 |



LOCATION MAP
SCALE: 1" = 1275'

NOTE: PROP. SANITARY CLEAN OUTS SHALL HAVE EJIW #1565 COVERS

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PROPOSED GAS STATION / CONVENIENCE STORE / CARRY OUT

CLIENT
Hewitt Property LLC
14540 Ford Rd.
Suite A
Dearborn, MI 48126

Contact:
Jay Hammoud
Phone: (313) 443-9090
Email: jhammoud@apcooil.net

SEAL



SHEET
UTILITIES PLAN

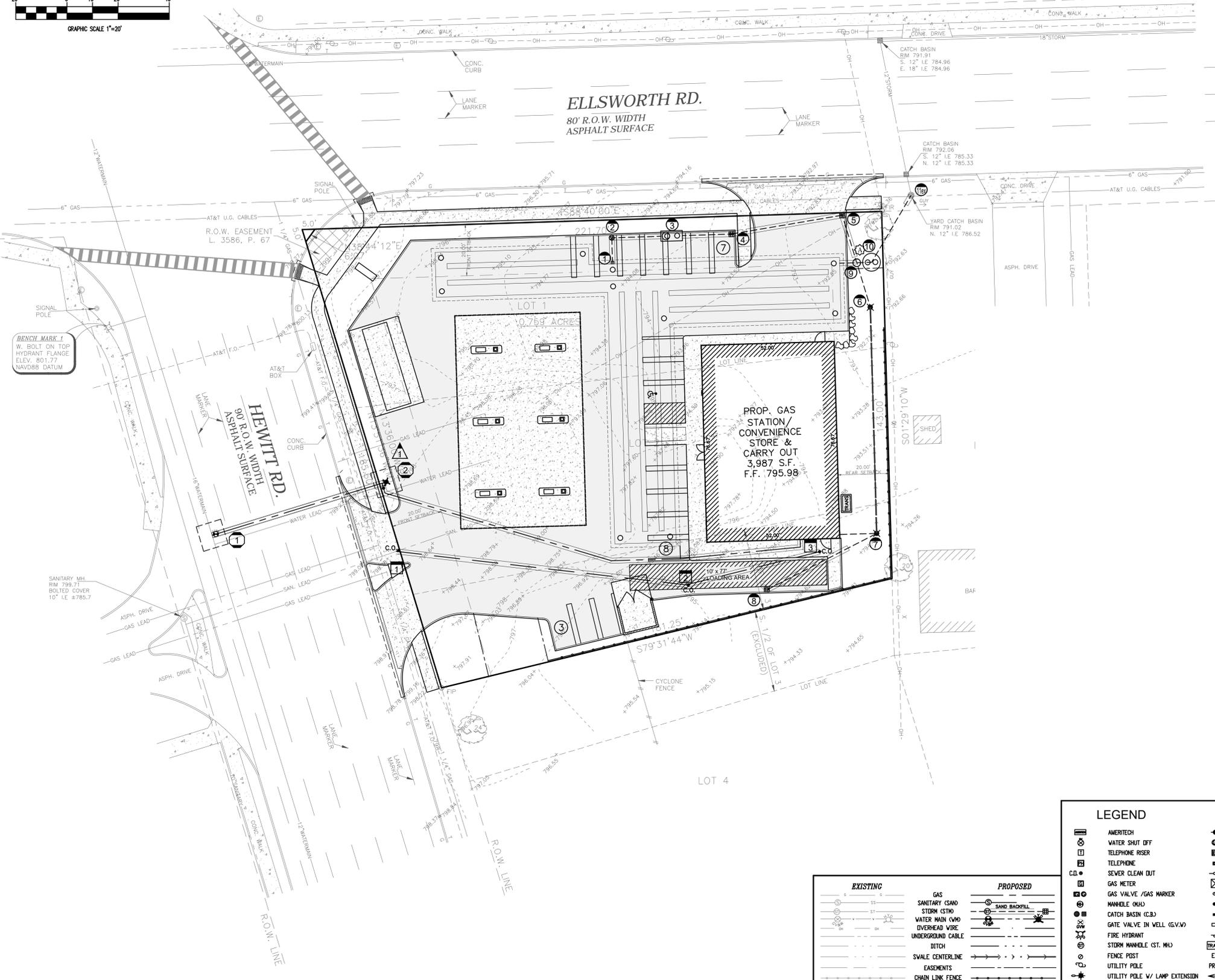
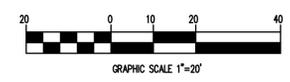
PROJECT LOCATION
617 Hewitt Rd.
Ypsilanti Twp.,
Washtenaw County, MI



REVISIONS

| Date | Description |
|------------|---------------------------|
| 12-15-2023 | SPA/SCU SUBMITTAL |
| 06-20-2022 | SPA/SCU SUBMITTAL |
| 06-15-2022 | REV. PER STORM WATER ENG. |
| 04-25-2022 | REV. PER STORM WATER ENG. |
| 03-25-2022 | REV. PER STORM WATER ENG. |

Designed by: **A.O.** Drawn by: **S.D.M.**
Approved by: **A.O.** Date: **08-02-2021**
Scale: **1" = 20'**
Job No.: **1325** Sheet: **SP-3**



STRUCTURE SCHEDULE STORM SEWER

- 1 DETENTION SYSTEM INLET
12" N INV. 786.83
- 2 4' DIA. MAN HOLE
EJIW # 1040 TYPE "B" COVER
RIM 794.90
12" S INV. 786.91
12" E INV. 787.01
- 3 KSI 750 STORM WATER TREATMENT STRUCTURE
RIM 794.40
12" W INV. 787.16
12" E INV. 787.26
- 4 4' DIA. CATCH BASIN W/ 2' SUMP
EJIW # 7045 TYPE "M2" COVER
RIM 793.80
12" W INV. 787.43
12" NE INV. 788.31
- 5 4' DIA. CATCH BASIN W/ 2' SUMP
EJIW # 7045 TYPE "M2" COVER
RIM 793.25
12" SW INV. 788.51
12" SE INV. 788.61
- 6 4' DIA. REAR YARD CATCH BASIN W/ 2' SUMP
EJIW # 1040 TYPE "O2" COVER
RIM 792.00
12" NW INV. 788.78
12" S INV. 788.78
- 7 4' DIA. REAR YARD CATCH BASIN W/ 2' SUMP
EJIW # 1040 TYPE "O2" COVER
RIM 794.00
12" N INV. 789.18
12" SW INV. 789.28
6" W INV. 790.80
- 8 4' DIA. CATCH BASIN W/ 2' SUMP
EJIW # 7045 TYPE "M2" COVER
12" NE INV. 789.50
- 9 DETENTION SYSTEM OUTLET
12" E INV. 786.78
- 10 6' DIA. CONTROL STRUCTURE
RIM 794.00
12" W INV. 786.74
12" NE INV. 786.74
- 11EX EX. REAR YARD CATCH BASIN
RIM 791.02
EX. 12" N INV. 786.52
PROP. 12" SW INV. 786.65

SANTIARY SEWER

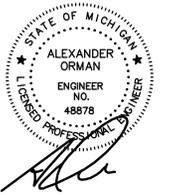
- 1 6" SANITARY LEAD W/ C.O.
RIM 799.85
INV. 785.74
- 2 PROP. CLEAN OUT
RIM 794.10
INV. 789.44
- 3 PROP. CLEAN OUT
RIM 795.30
INV. 791.31
- 1 PROP. 16" x 8" TAPPING SLEEVE W. 8" GATE VALVE IN WELL
RIM MATCH EX. PAVEMENT
- 2 1-1/2" CORPORATE TAP W/ 1-1/2" STOP VALVE IN BOX
RIM 798.10
- 1 6" FIRE HYDRANT ASSEMBLY
F.G. 798.20

UTILITY CROSSING SCHEDULE

- 1 12" STORM SEWER B/P 788.53
- 2 12" STORM SEWER T/P 787.93
- 3 0.60' SEPARATION USE CONCRETE SADDLE BETWEEN PIPES

LEGEND

| EXISTING | PROPOSED |
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Know what's below
 Call before you dig.

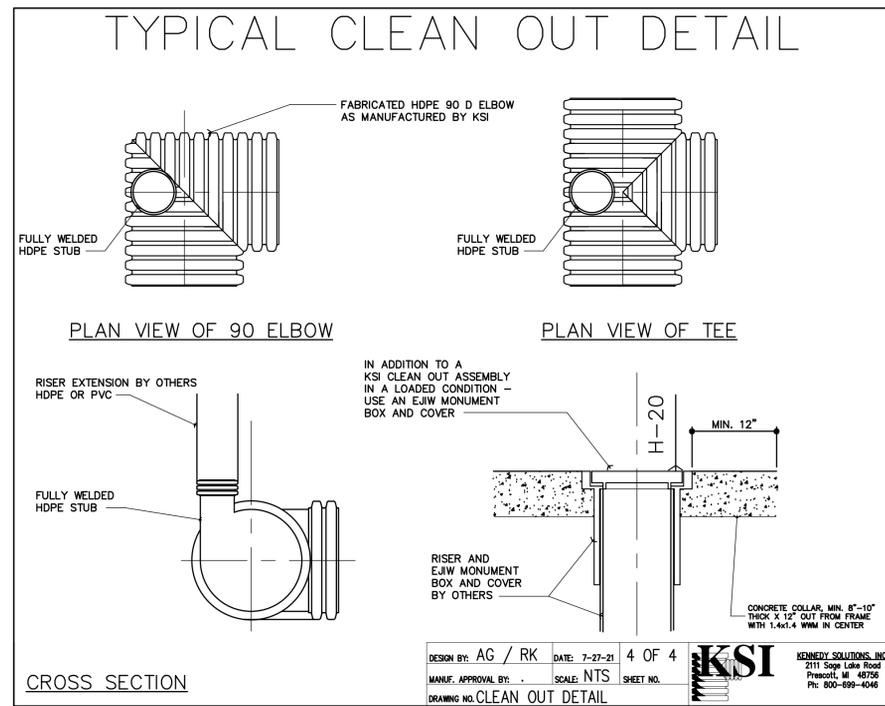
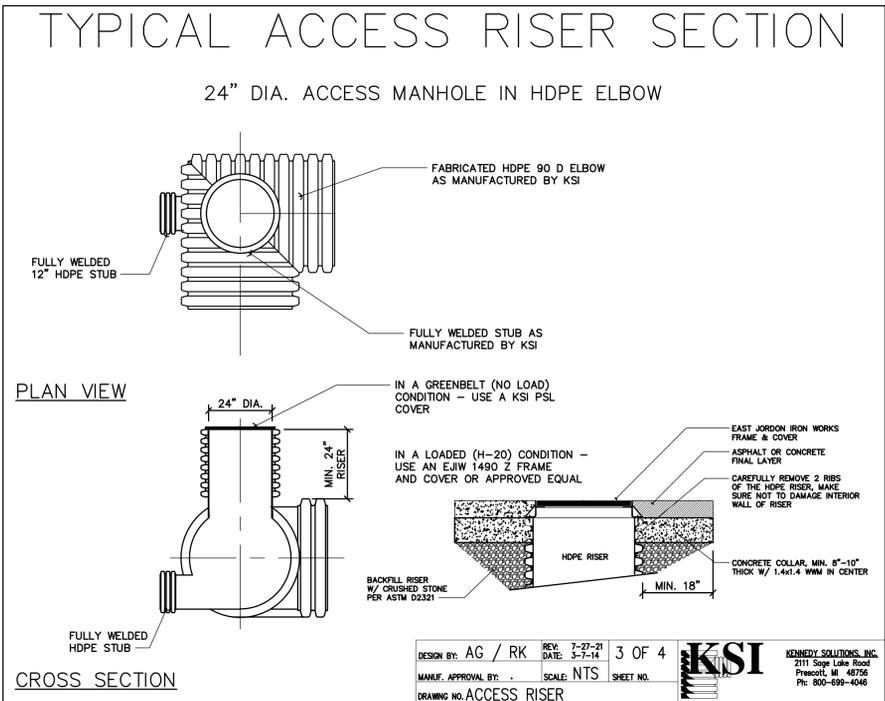
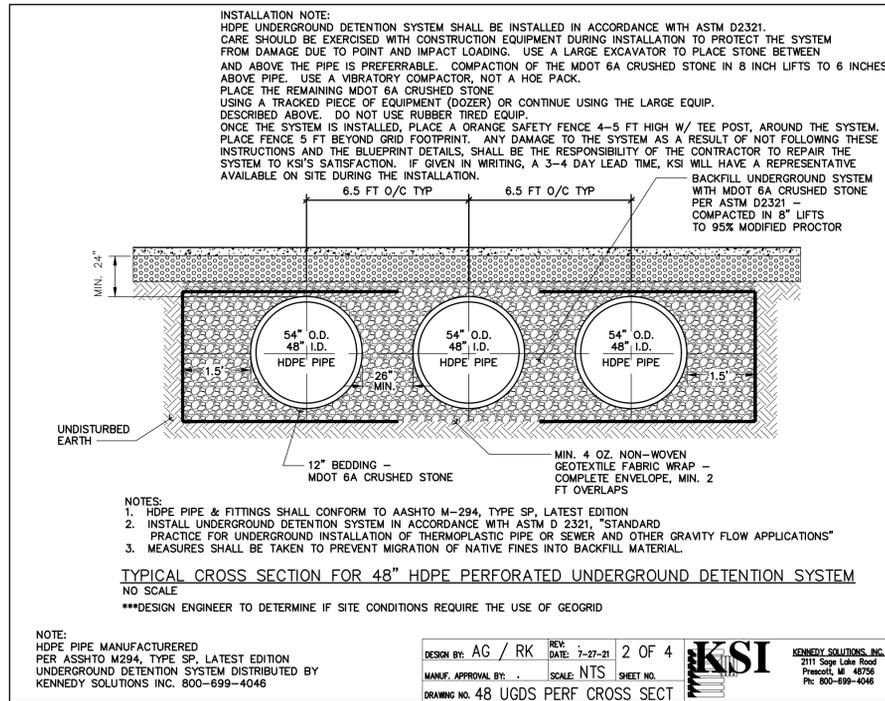
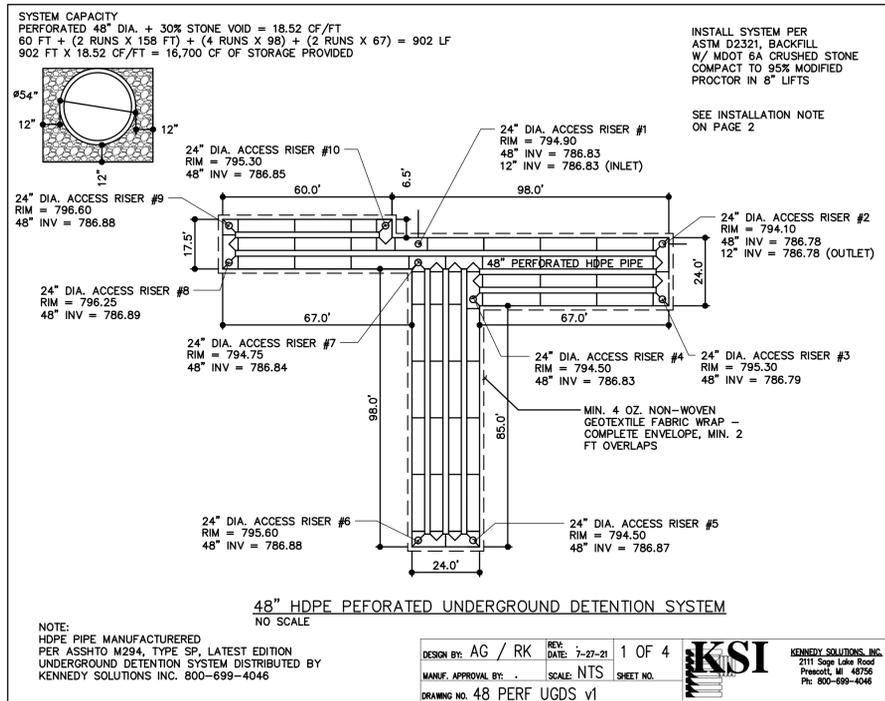
| Date | Description |
|------------|---------------------------|
| 12-15-2023 | SPA/SCU SUBMITTAL |
| 06-20-2022 | SPA/SCU SUBMITTAL |
| 06-15-2022 | REV. PER STORM WATER ENG. |
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| 03-25-2022 | REV. PER STORM WATER ENG. |

Designed by: **A.O.** Drawn by: **S.D.M.**

Approved by: **A.O.** Date: **08-02-2021**

Scale: **N/A**

Job No.: _____ Sheet: _____



617 Hewitt Gas Station and C-Store
STORM WATER DETENTION CALCULATIONS FOR UNDERGROUND DETENTION SYSTEM

DETECTION BASIN DESIGN
WASHTENAW COUNTY METHOD

| Cover | Soil Type | Area (sf) | Area (ac) | Runoff Coefficient | CxA |
|-----------------------|-----------|-----------|-----------|--------------------|--------------|
| PAVING | NA | 24,829.00 | 0.570 | 0.95 | 0.541 |
| BUILDING | NA | 3,640.00 | 0.084 | 0.95 | 0.079 |
| POND | NA | 0.00 | 0.000 | 1.00 | 0.000 |
| Green Space* | BnB/OvB | 3,432.00 | 0.079 | 0.25 | 0.020 |
| Green Space* | SB | 1,391.00 | 0.032 | 0.45 | 0.014 |
| Total CxA | | | | | 0.655 |
| Tributary Area | | | | | 0.764 |
| Weighted C | | | | | 0.857 |

| Cover | Soil Type | Area (sf) | Area (ac) | CN | CxA |
|-----------------------|-----------|-----------|-----------|----|---------------|
| PAVING | NA | 24,829.00 | 0.570 | 98 | 55.860 |
| BUILDING | NA | 3,640.00 | 0.084 | 98 | 8.189 |
| POND | NA | 0.00 | 0.000 | 98 | 0.000 |
| Green Space* | BnB/OvB | 3,432.00 | 0.079 | 61 | 4.806 |
| Green Space* | SB | 1,391.00 | 0.032 | 80 | 2.555 |
| Total CxA | | | | | 71.409 |
| Tributary Area | | | | | 0.764 |
| Weighted CN | | | | | 93.43 |

*Soil types BnB, OvB and SB exist on 1/8th per the USDA web soil survey. Soil types belong to Hydrologic Soil Group B and D, and typically exist and/or are proposed at slopes exceeding <4%.

PRE-DEVELOPMENT
PART E
WIP-Pre-Development

| Cover | Soil Type | Area (sf) | Area (ac) | Runoff Coefficient | CxA |
|-----------------------|-----------|-----------|-----------|--------------------|--------------|
| PAVING | NA | 2,318.00 | 0.053 | 0.95 | 0.051 |
| BUILDING | NA | 1,578.00 | 0.036 | 0.95 | 0.034 |
| POND | NA | 1,430.00 | 0.033 | 1.00 | 0.033 |
| Green Space* | BnB/OvB | 15,061.00 | 0.346 | 0.25 | 0.086 |
| Green Space* | SB | 12,881.00 | 0.296 | 0.45 | 0.133 |
| Total CxA | | | | | 0.337 |
| Tributary Area | | | | | 0.764 |
| Weighted C | | | | | 0.442 |

| Cover | Soil Type | Area (sf) | Area (ac) | CN | CxA |
|-----------------------|-----------|-----------|-----------|----|---------------|
| PAVING | NA | 2,318.00 | 0.053 | 98 | 5.215 |
| BUILDING | NA | 1,578.00 | 0.036 | 98 | 3.550 |
| POND | NA | 1,430.00 | 0.033 | 98 | 3.217 |
| Green Space* | BnB/OvB | 15,061.00 | 0.346 | 61 | 21.091 |
| Green Space* | SB | 12,881.00 | 0.296 | 80 | 23.657 |
| Total CxA | | | | | 96.730 |
| Tributary Area | | | | | 0.764 |
| Weighted CN | | | | | 74.28 |

*Soil types BnB, OvB and SB exist on 1/8th per the USDA web soil survey. Soil types belong to Hydrologic Soil Group B and D, and typically exist and/or are proposed at slopes exceeding <4%.

| Cover | Soil Type | Area (sf) | Area (ac) | CN | CxA |
|-----------------------|-----------|-----------|-----------|----|---------------|
| PAVING | NA | 2,318.00 | 0.053 | 98 | 5.215 |
| BUILDING | NA | 1,578.00 | 0.036 | 98 | 3.550 |
| POND | NA | 1,430.00 | 0.033 | 98 | 3.217 |
| Green Space* | BnB/OvB | 15,061.00 | 0.346 | 61 | 21.091 |
| Green Space* | SB | 12,881.00 | 0.296 | 80 | 23.657 |
| Total CxA | | | | | 96.730 |
| Tributary Area | | | | | 0.764 |
| Weighted CN | | | | | 74.28 |

H2
First Flush Volume (First 1" of rain over entire watershed)
Vff = (1 in)/(1.81 in/ft) * (43560 ft² / 1 acre) * A * C
Vff = 2,377.46 cf

W3-Pre-Development-Bankfull

P = 2.35 in
CN = 98
S = 1000/CN-10
S = 4.706 in
Q = (P-0.2")^2 / (P+0.8")
Q = 0.325 in
A = 33,292.000 Total Site Area Excluding Self-Creeding BMP SF
Vbfp = Q(1/12)Area
Vbfp = 900.53 cf

W4-Previous Post-Development-Bankfull

P = 2.35 in
CN (previous) = 66
S = 1000/CN-10
S = 5.078 in
Q = (P-0.2")^2 / (P+0.8")
Q = 0.278 in
A = 4,823.000 Previous Cover Area Post Dev. SF
Vbfp-post = Q(1/12)Area
Vbfp-post = 111.59 cf

W5-Impervious Post-Development-Bankfull

P = 2.35 in
CN(Impervious) = 98
S = 1000/CN-10
S = 0.204 in
Q = (P-2")^2 / (P+0.8")
Q = 2.122 in
A = 28,469.000 Impervious Cover Area Post Dev. SF
Vbfpmp-post = Q(1/12)Area
Vbfpmp-post = 5033.49 cf

W6-Previous Post-Development-100 Year

P100 = 5.11 in
CN (previous) = 66
S = 1000/CN-10
S = 5.078 in
Q = (P-0.2")^2 / (P+0.8")
Q = 1.828 in
A = 4,823.000 Previous Cover Area Post Dev. SF
V100-perpost = Q(1/12)Area
V100-perpost = 734.52 cf

W7-Impervious Post-Development-100 Year

P100 = 5.11 in
CN(Impervious) = 98
S = 1000/CN-10
S = 0.204 in
Q = (P-2")^2 / (P+0.8")
Q = 4.873 in
A = 28,469.000 Impervious Cover Area Post Dev. SF
V100-imp-post = Q(1/12)Area
V100-imp-post = 11560.79 cf

W8-Time of Concentration

| Flow Type | K | Delta Elev. | L | Slope (ft/ft) | S-5 | V-K*S*(L/2) | Tc-hrs = L/(V*3600) |
|------------|------|-------------|-----|---------------|-------|-------------|---------------------|
| Sheet Flow | 0.48 | 3 | 300 | 1 | 1.000 | 0.480 | 0.17 |

W9-Runoff Summary

A. Runoff Summary from Previous Worksheets
Vff = 2,377.46 cf
Vbfp = 900.53 cf
Vbfpmp-post = 111.59 cf
Vbfpmp-post = 5033.49 cf
Total BF Volume = (Vbfp+post) 5145.08 cf
V100-perpost = 734.52 cf
V100-imp-post = 11560.79 cf
Total 100 Year Volume 12295.30 cf

B. Determine Onsite Infiltration Requirement
Total BF Volume = (Vbfp+post) 5145.08 cf
Total BF Volume = (Vbfp) 900.53 cf
Bank full Volume Difference 4244.56 cf
Onsite Infiltration Req. 4244.56 cf (Greater Bankfull Volume Difference OR First Flush Volume)

W10-Detention/Retention Requirements

Qp = 238.67 cfs @ 0.62
Qp = 1002.806 cfs/in²
Area Total = 0.764
Q100 = Q100per+Q100-imp
Q100 = 6.701
Peak Flow (PF) = Qp*Q100*A/640
PF = 8.024 cfs
Delta = 15 ft/area
Delta = 7.909 cfs
Vdet = Delta*P*V100
Vdet = 12119.64 cfs

W11-Applicable BMP's

16 hr. period

Bio-retention Basin

| Item | Value | Notes |
|----------------------------------|---------|-----------------------|
| Infiltration Area | 0 sf | |
| Surface Storage Volume | 0 cf | 8" Ponded Water Depth |
| Soil Storage Volume | 0 cf | 30% Void Ratio |
| Bed Bottom Area | 0 sf | |
| Ave. Design Infiltration Rate | 6 in/hr | |
| Infiltration Volume During Storm | 0 cf | 8" Ponded Water Depth |
| Volume Reduction | 0 cf | 30% Void Ratio |

W13-SITE SUMMARY OF INFILTRATION & DETENTION

Vink = 4244.56 cf
Provided Infiltration Volume = 0 %
% Min. Req. Inf. Provided = 0 %
Vdet = 12119.64 cf
Net Req. Detention = 12119.64 cf
% Req. Inf. Not Provided = 100 %
Net % Penalty = 20 %
Total Req. Detention = 14543.57 cf
Provided Detention = 16,700.00 cf

STORM WATER DRAINAGE NARRATIVE

The proposed site consists of approximately 0.76 acres in Ypsilanti Township. The property is located at the Southeast Corner of the Hewitt Drive and Ellsworth Road intersection.

Existing Drainage
The topography survey indicates the highest existing site elevation on the subject property lies along the existing asphalt drive at Hewitt Drive and continuing to the Easterly property line of the subject property (refer to the existing conditions plan). From this high ridge line, the grade falls from South to North. The elevations on the site range from 797.90 at the ridge to 792.30 along Ellsworth Road R.O.W. (NAVD 88 Datum). A vast majority of the existing site drains to an existing storm sewer structure located at the Northeast corner of the property within the Ellsworth Road R.O.W.

The runoff is then conveyed through the W.C.R.C. storm sewer network.
Proposed Drainage
The proposed project will convey storm runoff to the existing W.C.R.C. storm sewer network via the proposed storm sewer system. The proposed storm sewer conveyance system will be designed and constructed in accordance with the local and county requirements. The proposed storm sewer will access the proposed underground storm sewer system through the stormwater treatment structure.

The proposed site will require 14,293 CF of storage. Therefore, the proposed underground detention system is designed to hold 16,700 C.F. of storage.

Maintenance of the storm sewer and detention facility will be the responsibility of the property owner.

- RESPONSIBILITY FOR MAINTENANCE**
 - During construction, it is the developer's responsibility to perform the maintenance.
 - Following construction, it will be the responsibility of Hewitt Property LLC to perform the maintenance.
 - The Master Deed will specify that routine maintenance of the stormwater facilities must be completed within 10 days of receipt of written notification that action is required, unless other acceptable arrangements are made with the Township of Ypsilanti or its successors. Emergency maintenance (i.e. when there is endangerment to the public health, safety, or welfare) shall be performed immediately upon receipt of written notice. Should Hewitt Property LLC fail to act within these time frames, the Township of Ypsilanti or its successors may perform the needed maintenance and assess the costs against Hewitt Property LLC.
- SOURCE OF FINANCING**
 - Hewitt Property LLC is required to pay for all maintenance activities on a continuing basis.

- MAINTENANCE TASKS AND SCHEDULE**
 - The following chart describes maintenance tasks by Hewitt Property LLC.
 - Immediately following construction, the developer will have the stormwater management system inspected by an engineer to verify grades of the detention and filtration areas and make recommendations for any necessary sediment.

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

| MAINTENANCE ACTIVITIES | SYSTEM COMPONENTS | FREQUENCY | ANNUAL COST |
|---|--|---|-------------|
| Inspect for Sediment Accumulation/Clogging | Storm Collection System (Sewers, Storms, Catch Basins, Manholes) | Annually | \$100.00 |
| Inspect For Floatables, Dead Vegetation & Debris | Storm Collection System | Annually & After Major Events | \$100.00 |
| Inspect For Erosion And Integrity of System | Storm Collection System | Annually & After Major Events | \$100.00 |
| Inspect All Components During Wet Weather & Compare to As-Built Plans | Storm Collection System | Annually | \$150.00 |
| Ensure Maintenance Access Remains Open/Clear | Storm Collection System | Annually | \$100.00 |
| Remove Accumulated Sediments | Storm Collection System | Every 2 Year As Needed (See Note Below) | \$500.00 |
| Remove Floatables, Dead Vegetation & Debris | Storm Collection System | As Needed | \$150.00 |
| Sweeping of Paved Surfaces | Storm Collection System | As Needed | \$100.00 |
| Repair/Stabilize Areas of Erosion | Storm Collection System | As Needed | \$350.00 |
| Replace Dead Plantings & Reseed Bare Areas | Storm Collection System | As Needed | \$350.00 |
| Structural Repairs | Storm Collection System | As Needed | \$400.00 |
| Make Adjustments/Repairs to Ensure Proper Functioning | Storm Collection System | As Needed | \$400.00 |
| Total Annual Budget | | | \$2800.00 |

NOTE: Manufactured treatment system and underground detention system to be cleaned according to the manufacturer's recommendations, at a minimum, whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

PIPE INCREMENTAL STORAGE

| Item | Value |
|---------------------|------------|
| Pipe Diameter | 48 in |
| Lateral Length | 104.55 ft |
| Number of rows | 65.5 ft |
| Length of Headers | 901.9 ft |
| Total Pipe Length | 785.74 ft |
| Elevation | Yes |
| Include Corrugation | Yes |
| Stone Above | 6 in |
| Stone Below | 12 in |
| Area | 6760 sq ft |
| Stone Void | 39 in |

| Height of System (inches) | ID pipe volume (cubic feet) | Stone Void (cubic feet) | Total Volume (cubic feet) | Elevation (feet) |
|---------------------------|-----------------------------|-------------------------|---------------------------|------------------|
| 71.0 | 19,022.09 | 19,022.09 | 791.71 | |
| 70 | 18,732.29 | 18,732.29 | 791.57 | |
| 69 | 18,442.49 | 18,442.49 | 791.41 | |
| 68 | 18,152.69 | 18,152.69 | 791.25 | |
| 67 | 17,862.89 | 17,862.89 | 791.09 | |
| 66 | 17,573.09 | 17,573.09 | 789.94 | |
| 65 | 17,283.29 | 17,283.29 | 789.78 | |
| 64 | 16,993.49 | 16,993.49 | 789.62 | |
| 63 | 16,703.69 | 16,703.69 | 789.46 | |
| 62 | 16,413.89 | 16,413.89 | 789.30 | |
| 61 | 16,124.09 | 16,124.09 | 789.14 | |
| 60 | 15,834.29 | 15,834.29 | 788.98 | |
| 59 | 15,544.49 | 15,544.49 | 788.82 | |
| 58 | 15,254.69 | 15,254.69 | 788.66 | |
| 57 | 14,964.89 | 14,964.89 | 788.50 | |
| 56 | 14,675.09 | 14,675.09 | 788.34 | |
| 55 | 14,385.29 | 14,385.29 | 788.18 | |
| 54 | 14,095.49 | 14,095.49 | 788.02 | |
| 53 | 13,805.69 | 13,805.69 | 787.86 | |
| 52 | 13,515.89 | 13,515.89 | 787.70 | |
| 51 | 13,226.09 | 13,226.09 | 787.54 | |
| 50 | 12,936.29 | 12,936.29 | 787.38 | |
| 49 | 12,646.49 | 12,646.49 | 787.22 | |
| 48 | 12,356.69 | 12,356.69 | 787.06 | |
| 47 | 12,066.89 | 12,066.89 | 786.90 | |
| 46 | 11,777.09 | 11,777.09 | 786.74 | |
| 45 | 11,487.29 | 11,487.29 | 786.58 | |
| 44 | 11,197.49 | 11,197.49 | 786.42 | |
| 43 | 10,907.69 | 10,907.69 | 786.26 | |
| 42 | 10,617.89 | 10,617.89 | 786.10 | |
| 41 | 10,328.09 | 10,328.09 | 785.94 | |
| 40 | 10,038.29 | 10,038.29 | 785.78 | |
| 39 | 9,748.49 | 9,748.49 | 785.62 | |
| 38 | 9,458.69 | 9,458.69 | 785.46 | |
| 37 | 9,168.89 | 9,168.89 | 785.30 | |
| 36 | 8,879.09 | 8,879.09 | 785.14 | |
| 35 | 8,589.29 | 8,589.29 | 784.98 | |
| 34 | 8,299.49 | 8,299.49 | 784.82 | |
| 33 | 8,009.69 | 8,009.69 | 784.66 | |
| 32 | 7,719.89 | 7,719.89 | 784.50 | |
| 31 | 7,430.09 | 7,430.09 | 784.34 | |
| 30 | 7,140.29 | 7,140.29 | 784.18 | |
| 29 | 6,850.49 | 6,850.49 | 784.02 | |
| 28 | 6,560.69 | 6,560.69 | 783.86 | |
| 27 | 6,270.89 | 6,270.89 | 783.70 | |
| 26 | 5,981.09 | 5,981.09 | 783.54 | |
| 25 | 5,691.29 | 5,691.29 | 783.38 | |
| 24 | 5,401.49 | 5,401.49 | 783.22 | |
| 23 | 5,111.69 | 5,111.69 | 783.06 | |
| 22 | 4,821.89 | 4,821.89 | 782.90 | |
| 21 | 4,532.09 | 4,532.09 | 782.74 | |
| 20 | 4,242.29 | 4,242.29 | 782.58 | |
| 19 | 3,952.49 | 3,952.49 | 782.42 | |
| 18 | 3,662.69 | 3,662.69 | 782.26 | |
| 17 | 3,372.89 | 3,372.89 | 782.10 | |
| 16 | 3,083.09 | 3,083.09 | 781.94 | |
| 15 | 2,793.29 | 2,793.29 | 781.78 | |
| 14 | 2,503.49 | 2,503.49 | 781.62 | |
| 13 | 2,213.69 | 2,213.69 | 781.46 | |
| 12 | 1,923.89 | 1,923.89 | 781.30 | |
| 11 | 1,634.09 | 1,634.09 | 781.14 | |
| 10 | 1,344.29 | 1,344.29 | 780.98 | |
| 9 | 1,054.49 | 1,054.49 | 780.82 | |
| 8 | 764.69 | 764.69 | 780.66 | |
| 7 | 474.89 | 474.89 | 780.50 | |
| 6 | 185.09 | 185.09 | 780.34 | |
| 5 | 500.00 | 500.00 | 780.18 | |
| 4 | 338.00 | 338.00 | 780.02 | |
| 3 | 169.00 | 169.00 | 779.86 | |

Determine Proposed Site Runoff Coefficient:

| Proposed Land Use | Runoff Coefficient | Drainage Area |
|-----------------------|--------------------|--------------------|
| Pavement | 0.95 | 0.570 Acres |
| Building | 0.95 | 0.084 Acres |
| Green Space BnB/OvB | 0.25 | 0.079 Acres |
| Green Space SB | 0.45 | 0.032 Acres |
| Total Acreage: | | 0.765 Acres |

Weighted Runoff Coefficient "C" Factor = 0.857

3-Stage Outlet Design

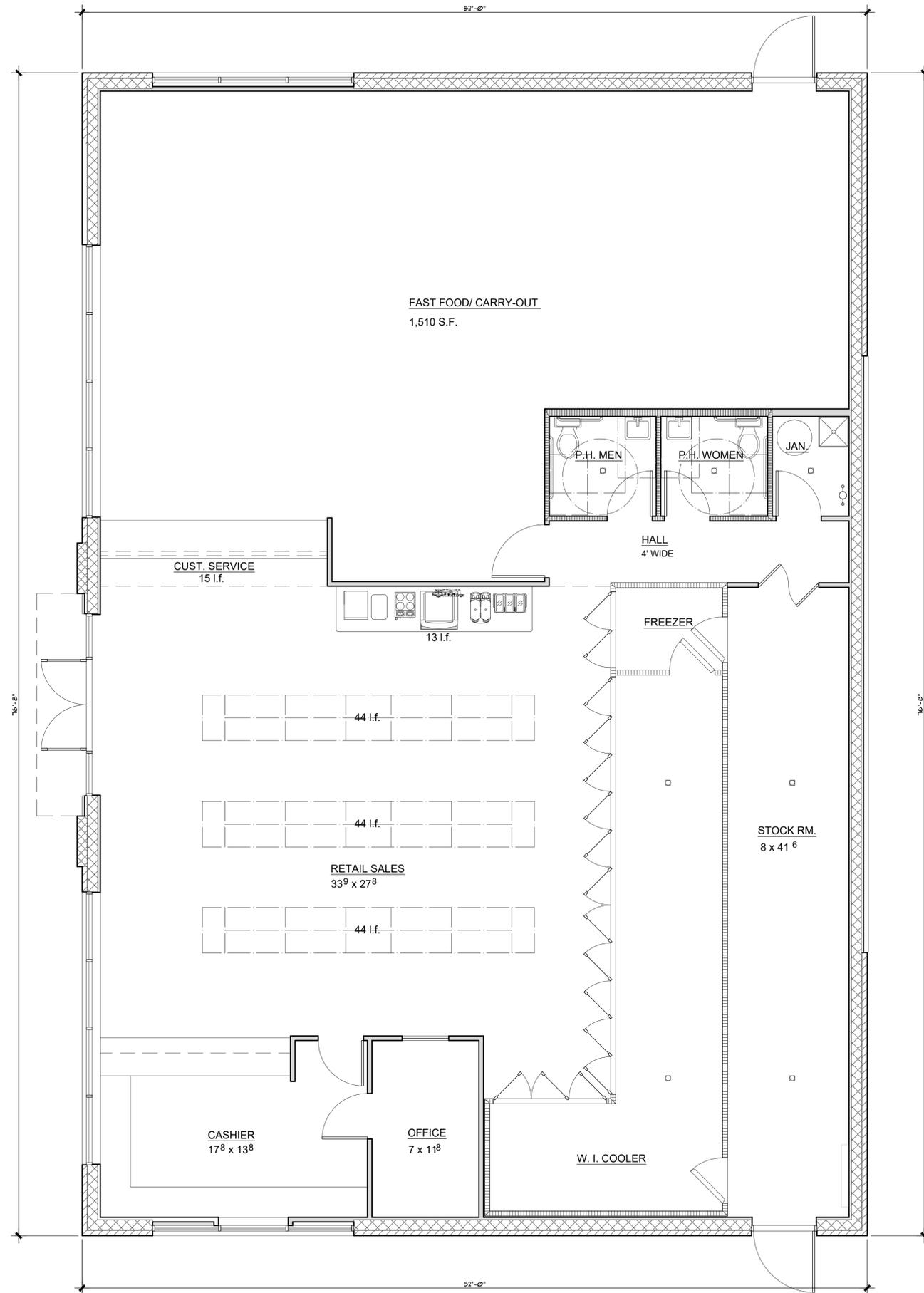
| Item | Value |
|---|----------------------|
| Contributing Acreage | 0.765 Acres |
| Allowable Discharge Rate | 0.150 CFS / Acre |
| Allowable Outflow, Q ₂ | 0.115 CFS |
| Runoff Coefficient, C ₁ | 0.857 Imperviousness |
| Volume Required | 14,544 Cubic Feet* |
| Provided Volume, Underground Detention in 48" Pipes | 16,700 CF |

Detention Storage Elevations

| Outlet Elevation: | 786.74 Feet |
|-----------------------------|-------------|
| First Flush Elevation: | 786.95 Feet |
| Bank Full Elevation: | 787.83 Feet |
| 100-Year Storage Elevation: | 790.03 Feet |

First Flush Discharge:

| Item | Value |
|---|-----------|
| Weighted Runoff Coefficient "C ₁ " Factor: | 0.857 CFS |
| Allowable Release Rate, Q ₂ : | 0.028 CFS |
| A | |



FLOOR PLAN
3,991 S.F.

SCALE: 1/4" = 1'-0"

A-1

2030

GAS STATION / CONVENIENCE STORE
617 HEWITT RD
YPSILANTI TWP., MICHIGAN
FLOOR PLAN

Guido Architects Inc.
Architects / Planners
23419 Ford Road Dearborn, MI 48128
(313) 274-7800 Fax (313) 274-7808
Email: guido@guidoarchitects.com



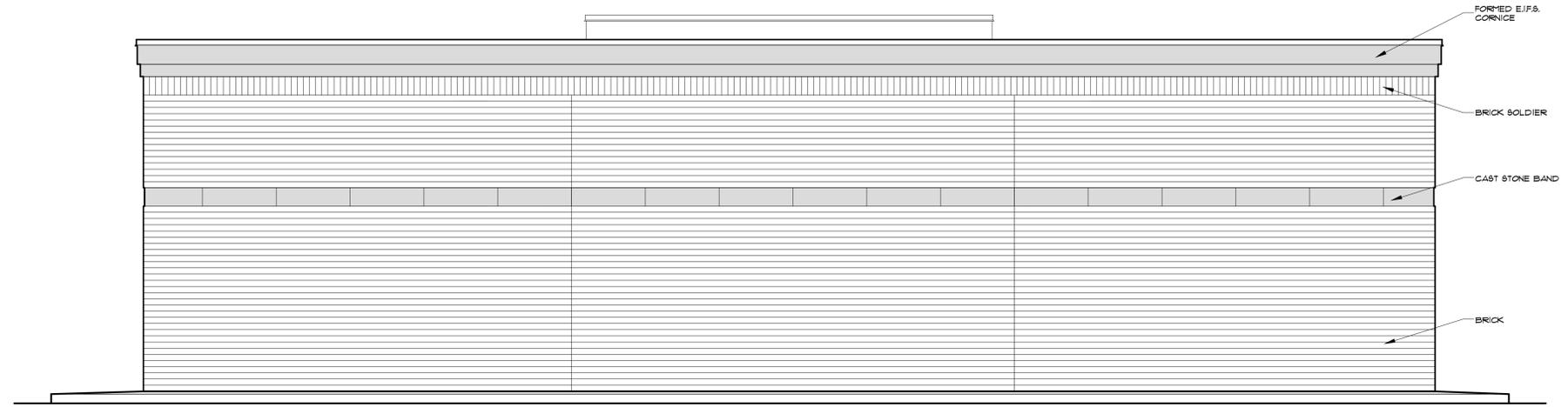
JAG

DATE: 2/14/22
BY: JAG

REVISION: PER TOWNSHIP REVIEW

DATE: 01/22

Dimensions are to rough framing unless noted otherwise.
DO NOT SCALE DRAWING. Use figure dimensions only.
NOTICE: This drawing is an instrument of service and is the
intellectual property of Guido Architects Inc. The information
contained herein is for the use of the client only. All rights reserved.
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PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

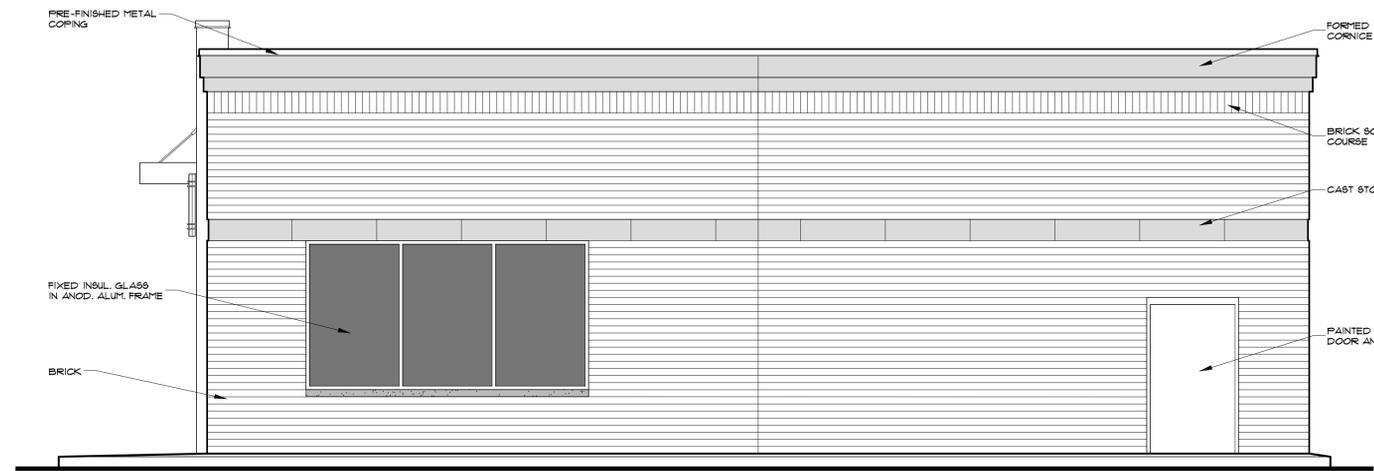
EXTERIOR FINISH AREAS:
 TOTAL FACADE AREA = 1325 SF.
 BRICK AREA = 1120 SF. (84.5%)
 EIFS AREA = 117 SF. (8.8%)
 CAST STONE AREA = 120 SF. (9.2%)

Dimensions are to rough framing unless noted otherwise.
 DO NOT SCALE DRAWING. Use figure dimensions only.
 NOTE: This drawing is an instrument of service and is the intellectual property of Guido Architects Inc. The information herein is for the use of the client only. All rights reserved.
 GUIDO ARCHITECTS INC.

DATE: 02/25/2020
 DRAWN BY: JAG
 CHECKED BY: JAG
 PROJECT: 2030
 SHEET: A-2

REVISION:
 01/20/2020
 02/25/2020

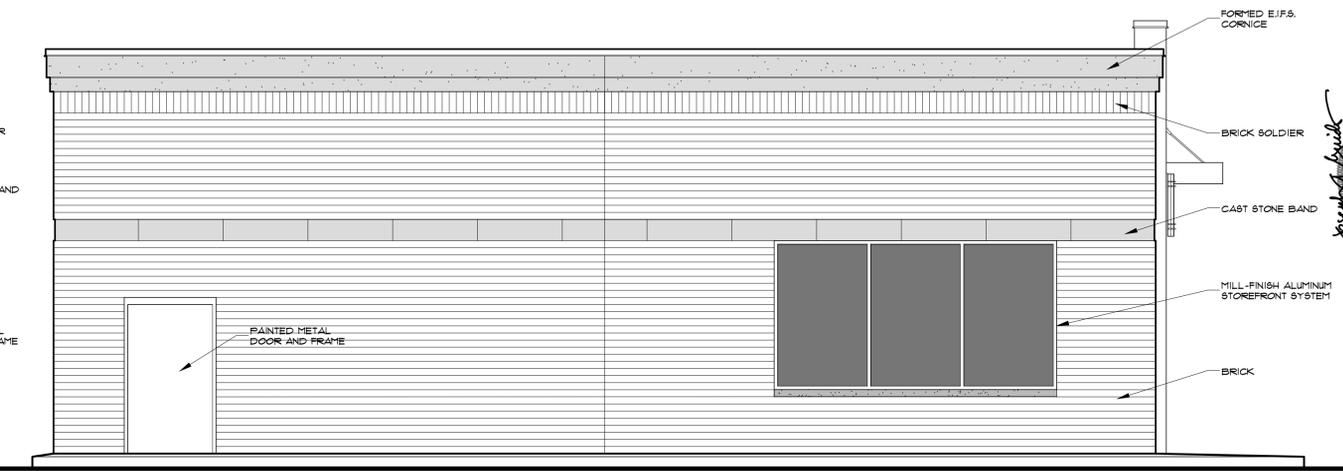
DATE: 02/25/2020
 DRAWN BY: JAG
 CHECKED BY: JAG



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH AREAS:
 TOTAL FACADE AREA = 986 SF.
 BRICK AREA = 707 SF. (71%)
 GLASS AREA = 94 SF. (9.5%)
 EIFS AREA = 88 SF. (8.9%)
 METAL AREA = 37 SF. (3.7%)
 CAST STONE AREA = 59 SF. (6%)

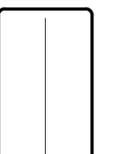


PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH AREAS:
 TOTAL FACADE AREA = 986 SF.
 BRICK AREA = 707 SF. (71%)
 GLASS AREA = 94 SF. (9.5%)
 EIFS AREA = 88 SF. (8.9%)
 METAL AREA = 37 SF. (3.7%)
 CAST STONE AREA = 59 SF. (6%)

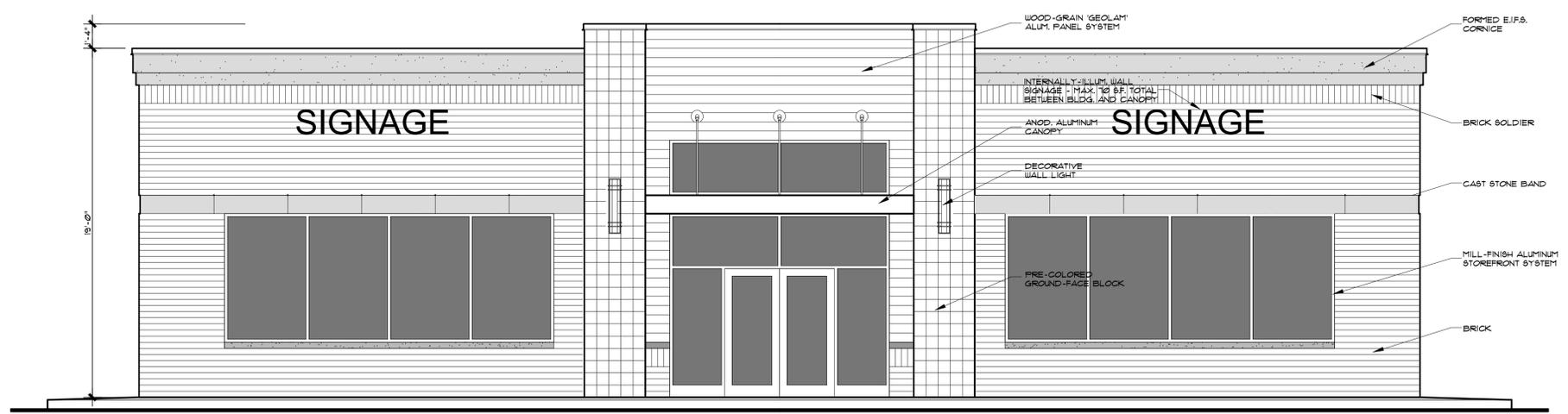
Guido Architects Inc.
 Architects / Planners
 23419 Ford Road Dearborn, MI 48128
 (313) 274-7800 Fax (313) 274-7808
 Email: jguido@guidoarchitects.com



PROJECT NAME: GAS STATION / CONVENIENCE STORE
 617 HEWITT
 YPSILANTI TOWNSHIP, MICHIGAN
 BUILDING ELEVATIONS

DATE: 02/25/2020
 SHEET: 2030

DATE: 02/25/2020
 SHEET: A-2



PROPOSED WEST (HEWITT) ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH AREAS:
 TOTAL FACADE AREA = 1354 SF.
 BRICK AREA = 526 SF. (39%)
 GLASS AREA = 406 SF. (30%)
 BLOCK AREA = 136 SF. (10%)
 EIFS AREA = 82 SF. (6%)
 METAL SIDING AREA = 116 SF. (8.6%)
 CAST STONE AREA = 48 SF. (3.5%)

EDUCATION CENTER

VERTIGO 5011 (5 1/8" X 1/2")

Dimensions: 130 mm x 13 mm / 5 1/8" x 1/2"
 Weight: 0.77 kg/m / 0.52 lb/ft
 Minimum 5,000 ft or 1600 sq ft for all colors
 Standard length: 12 ft | 3.66 m
 Or order custom lengths from: 7 ft to 19 ft 8 in | 2.15 m to 6 m

Installation Guide

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



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE CLERK —

Trustees
Ryan Hunter
John Newman II
Gloria Peterson
Debbie Swanson

To: Ypsilanti Township Planning Commission

From: Heather Jarrell Roe, Ypsilanti Township Clerk

Date: March 1st, 2024

Subject: ***Farmland Preservation- Comments for 8589 Martz Rd***

Please accept this notice as a formal request for comments on the partial termination of a farmland preservation agreement. As one of the listed reviewing agencies, please return any comment that you may have within 30 days to the Ypsilanti Township Clerks office. The application and property information are enclosed.

Should you have any questions, please contact my office.

Thank you,

Heather Jarrell Roe, Ypsilanti Township Clerk



**FARMLAND DEVELOPMENT RIGHTS
PARTIAL TERMINATION REQUEST**

Please complete and return with all required documentation to:
 EMAIL: MDARD-PA116@Michigan.gov Fax: 517-335-3131
 MAIL: MDARD-FARMLAND, P.O. BOX 30449, LANSING, MI 48909
 Office: 517-284-5663
 Additional information can be found on the web at Michigan.gov/Farmland.

All items must be completed and submitted with the REQUIRED DOCUMENTATION.

| | | |
|--|-----------|---------------------|
| NAME OF PERSON MAKING REQUEST: Edland W Malick | | |
| MAILING ADDRESS: 8589 Martz Rd | | |
| CITY: Ypsilanti | STATE: MI | ZIP CODE: 48197 |
| E-MAIL ADDRESS: emalick34@gmail.com | | PHONE: 734-482-7158 |

REQUIRED DOCUMENTATION:

1. The **Agreement number** or a copy of the Agreement.
2. **Legal description** of 2 acres (maximum) to be terminated.
3. **Survey** of parcel for justification if more than 2 acres is requested to be terminated.
4. **A Resolution** of approval from the local government based upon the reason for termination; indicating that at least one structure predates the original enrollment date of the Agreement; Employee Essential to the Farm; Public Interest.
5. **Taxable Values** for the past seven years for the 2-acre parcel to be terminated from the local Tax Assessor on official letterhead. Include copy of latest property tax bills.
6. A request for someone **Essential to the Farm** – submit documents (W-2, Schedule F, or payroll records) showing the person to whom the lot is being terminated for meets the requirements for someone essential to the farm.
7. For **Death or Disability**, a copy of the death certificate or a signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.

| | |
|--|-----------------|
| Agreement Number: <u>81</u> - <u>39233</u> - <u>123126</u> | |
| You may obtain a copy of the Agreement from the register of deeds office of the county the land is located. It is a three-part number normally located on the bottom corner. | |
| Parcel Number(s): <i>Tax ID number located on tax bill</i> | K-11-34-200-001 |

Name(s) as shown on current Agreement

List all grantor names on recorded agreement.

| | |
|--------------------|-------------------|
| 1. Edland W Malick | 2. Gail R. Malick |
| 3. | 4. |

Entity Name (Partnership, LLC, Corp, Trust):

List all Partners/Members/Officers/Trustees. Indicate title after name.

| | |
|----|----|
| 1. | 2. |
| 3. | 4. |

LEGAL DESCRIPTION OF PARCEL TO BE REMOVED (Attach sheet if necessary):

Commencing at the Center of Section 34, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence S87°57'33"W 230.00 feet along the E-W 1/4 line of said Section 34 and centerline of Martz Road (66' wide) to the POINT OF BEGINNING;
thence continuing along said E-W 1/4 line of Section 34 S87°57'33"W 225.00 feet;
thence N02°02'27"W 512.00 feet;
thence N87°57'33"E 282.50 feet;
thence S02°02'27"E 40.00 feet;
thence S87°57'33"W 57.50 feet;
thence S02°02'27"E 472.00 feet to the POINT OF BEGINNING. Being part of the NW 1/4 of Section 34, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan, and containing 2.70 acres of land, more or less. Being subject to the rights of the public over the Northerly 33 feet thereof, as occupied by said Martz Road, and being subject to the easements and restrictions of record, if any.

*A survey is required for justification if more than 2 acres is needed to encompass the buildings.

Signature: Edmond W. Malick Date: March 1, 2024
Landowner/Representative

If this is signed by a Representative, please attach legal document granting authority.

Return completed request to the Farmland Preservation Office:

EMAIL: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

MAIL: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909

Farmland Development Rights Agreement Partial Termination Checklist

Find the type of release that best fits your situation, gather the documentation required and submit all documents along with the completed Partial Termination Request form to the Farmland Preservation Program Office.

Request for Release of PART OF AN AGREEMENT Prior to Expiration

- Releasing a parcel up to two acres with at least one structure that was present prior to the original execution date of the Agreement.**
Include items 1, 4, 7, 9 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres with Existing Buildings - Due to Death of Named Person on the Agreement**
Include items 1, 2, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres with Existing Buildings - Due to Disability of Named Person on the Agreement**
Include items 1, 3, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres for Someone Essential to the Farm**
Include items 1, 5, 7, 9 from the list below.
- Releasing a parcel - public interest is served by the release**
Include items 1, 6, 7, 9 from the list below.

LIST OF ITEMS THAT MAY BE REQUIRED WITH REQUEST

1. The Farmland Development Rights Agreement number or a copy of the Agreement.
2. Copy of the death certificate. Request must be within 3 years of date of death.
3. Signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.
4. A resolution of approval from the zoning authority (usually the township board) indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
5. A resolution of approval from the zoning authority (usually the township board) indicating the release is for someone essential to the farm according to the definition in the law governing the program.
6. A resolution of approval from the zoning authority (usually the township board) indicating the release is for Public Interest and meets one or more conditions of 36111a.(1)(b) of Part 361 of the Natural Resources and Environmental Protection Act. [Sample resolutions may be found here.](#)
7. Legal description of the parcel to be released.
8. Survey documentation identifying type and location of buildings requiring more than 2 acres of land (if additional land area is needed to encompass all of the buildings located on the parcel).
9. A listing of the taxable value of the parcel to be released, including all buildings, for the past seven years on official letterhead, signed by the tax assessor.
10. Signed statement from the tax assessor indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
11. Documentation of public interest.

Return completed request to the Farmland Preservation Office:

EMAIL: MDARD-PA116@Michigan.gov
Fax: 517-335-3131
MAIL: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



**FARMLAND DEVELOPMENT RIGHTS
PARTIAL TERMINATION REQUEST**

Please complete and return with all required documentation to:
 EMAIL: MDARD-PA116@Michigan.gov Fax: 517-335-3131
 MAIL: MDARD-FARMLAND, P.O. BOX 30449, LANSING, MI 48909
 Office: 517-284-5663
 Additional information can be found on the web at Michigan.gov/Farmland.

All items must be completed and submitted with the REQUIRED DOCUMENTATION.

| | | |
|---|------------------|----------------------------|
| NAME OF PERSON MAKING REQUEST: Edland W Malick | | |
| MAILING ADDRESS: 8589 Martz Rd | | |
| CITY: Ypsilanti | STATE: MI | ZIP CODE: 48197 |
| E-MAIL ADDRESS: emalick34@gmail.com | | PHONE: 734-482-7158 |

REQUIRED DOCUMENTATION:

1. The **Agreement number** or a copy of the Agreement.
2. **Legal description** of 2 acres (maximum) to be terminated.
3. **Survey** of parcel for justification if more than 2 acres is requested to be terminated.
4. **A Resolution** of approval from the local government based upon the reason for termination; indicating that at least one structure predates the original enrollment date of the Agreement; Employee Essential to the Farm; Public Interest.
5. **Taxable Values** for the past seven years for the 2-acre parcel to be terminated from the local Tax Assessor on official letterhead. Include copy of latest property tax bills.
6. A request for someone **Essential to the Farm** – submit documents (W-2, Schedule F, or payroll records) showing the person to whom the lot is being terminated for meets the requirements for someone essential to the farm.
7. For **Death or Disability**, a copy of the death certificate or a signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.

| | |
|---|-----------------|
| Agreement Number: <u>81</u> - <u>39235</u> - <u>123130</u> You may obtain a copy of the Agreement from the register of deeds office of the county the land is located. It is a three-part number normally located on the bottom corner. | |
| Parcel Number(s): <i>Tax ID number located on tax bill</i> | K-11-34-100-002 |

Name(s) as shown on current Agreement

List all grantor names on recorded agreement.

| | |
|---------------------------|--------------------------|
| 1. Edland W Malick | 2. Gail R. Malick |
| 3. | 4. |

Entity Name (Partnership, LLC, Corp, Trust): _____

List all Partners/Members/Officers/Trustees. Indicate title after name.

| | |
|----|----|
| 1. | 2. |
| 3. | 4. |

LEGAL DESCRIPTION OF PARCEL TO BE REMOVED (Attach sheet if necessary):

Commencing at the Center of Section 34, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence N87°50'14"E 225.00 feet along the E-W 1/4 line of said Section 34 and centerline of Martz Road (66' wide) to the POINT OF BEGINNING;
thence N00°56'11"W 440.00 feet;
thence N87°50'14"E 200.00 feet;
thence S00°56'11"E 440.00 feet;
thence along said E-W 1/4 line of Section 34 S87°50'14"W 200.00 feet to the POINT OF BEGINNING. Being part of the NE 1/4 of Section 34, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan, and containing 2.02 acres of land, more or less. Being subject to the rights of the public over the Northerly 33 feet thereof, as occupied by said Martz Road, and being subject to the easements and restrictions of record, if any.

*A survey is required for justification if more than 2 acres is needed to encompass the buildings.

Signature: Edhaudh Malik Date: March 1, 2024
Landowner/Representative

If this is signed by a Representative, please attach legal document granting authority.

Return completed request to the Farmland Preservation Office:

EMAIL: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

MAIL: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909

Farmland Development Rights Agreement Partial Termination Checklist

Find the type of release that best fits your situation, gather the documentation required and submit all documents along with the completed Partial Termination Request form to the Farmland Preservation Program Office.

Request for Release of PART OF AN AGREEMENT Prior to Expiration

- Releasing a parcel up to two acres with at least one structure that was present prior to the original execution date of the Agreement.**
Include items 1, 4, 7, 9 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres with Existing Buildings - Due to Death of Named Person on the Agreement**
Include items 1, 2, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres with Existing Buildings - Due to Disability of Named Person on the Agreement**
Include items 1, 3, 7, 9, 10 from the list below. Also include item 8 if request is for more than 2 acres.
(cannot exceed 5 acres if additional land area is needed to encompass all buildings)
- Releasing a parcel up to two acres for Someone Essential to the Farm**
Include items 1, 5, 7, 9 from the list below.
- Releasing a parcel - public interest is served by the release**
Include items 1, 6, 7, 9 from the list below.

LIST OF ITEMS THAT MAY BE REQUIRED WITH REQUEST

1. The Farmland Development Rights Agreement number or a copy of the Agreement.
2. Copy of the death certificate. Request must be within 3 years of date of death.
3. Signed statement from a physician stating the type and severity of the disability and the condition represents a total and permanent disability.
4. A resolution of approval from the zoning authority (usually the township board) indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
5. A resolution of approval from the zoning authority (usually the township board) indicating the release is for someone essential to the farm according to the definition in the law governing the program.
6. A resolution of approval from the zoning authority (usually the township board) indicating the release is for Public Interest and meets one or more conditions of 36111a.(1)(b) of Part 361 of the Natural Resources and Environmental Protection Act. Sample resolutions may be found here.
7. Legal description of the parcel to be released.
8. Survey documentation identifying type and location of buildings requiring more than 2 acres of land (if additional land area is needed to encompass all of the buildings located on the parcel).
9. A listing of the taxable value of the parcel to be released, including all buildings, for the past seven years on official letterhead, signed by the tax assessor.
10. Signed statement from the tax assessor indicating at least one structure on the parcel to be removed predates the original execution date of the Farmland Agreement.
11. Documentation of public interest.

Return completed request to the Farmland Preservation Office:

EMAIL: MDARD-PA116@Michigan.gov
Fax: 517-335-3131
MAIL: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



| | | | | |
|-----------------------|-------------------|---------------------|--------------------|-----------------------|
| London Township | Dodge Township | Windsor Township | Ann Arbor Township | East Windsor Township |
| City of Chelsea | City of Livonia | City of Taylor | City of Ypsilanti | City of Ann Arbor |
| Sharon Township | Freedom Township | Tri-County Township | Washtenaw Township | Superior Township |
| Village of Northville | Carleton Township | Ypsilanti Township | City of Ypsilanti | City of Ann Arbor |



1: 4,800

3/5/2024



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

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

Planning Commission Annual Report Calendar Year 2023

Pursuant to Section 19(2) of the Michigan Planning Enabling Act, PA 33 of 2008, the Township Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following information has been compiled with as a roster of Planning Commission members' attendance and a summary of items presented to and acted upon by the Planning Commission.

Action Items: Overall, the Commission held 11 meetings and considered 20 action items in 2023. This report includes a breakdown of each meeting by date, applicant, action requested, and action taken.

Upcoming items:

None to report currently.

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

| Date | Applicant | Proposed Location | Request | Outcome/Action |
|--------|---------------------------|--------------------------|---------------------------------------|----------------|
| 10-Jan | Laronda Campbell | 600 Woodlawn Avenue | Special Land Use - Daycare | Approved |
| | Children's Healing Center | 1441/1481 S Huron Street | Preliminary Site Plan | Approved |
| 24-Jan | No meeting | - | - | - |
| 14-Feb | No meeting | - | - | - |
| 28-Feb | Snider Electric | 7130 Rawsonville Road | Preliminary Site Plan | Approved |
| 14-Mar | No meeting | - | - | - |
| 28-Mar | No meeting | - | - | - |
| 11-Apr | No meeting | - | - | - |
| 25-Apr | Aldi | 1420 S Huron Street | Special Land Use | Approved |
| | Aldi | 1420 S Huron Street | Preliminary Site Plan | Approved |
| | Frost Dispensary | 1250 Watson Street | Preliminary Site Plan | Approved |
| 9-May | No meeting | - | - | - |
| 23-May | No meeting | - | - | - |
| 13-Jun | Daniel Jurca | 6016 Merritt Road | Rezoning | Denied |
| | Choice Hotels | 800 S Hewitt Road | Special Land Use -4 story hotel | Approved |
| | Choice Hotels | 800 S Hewitt Road | Preliminary Site Plan | Approved |
| 27-Jun | Paschall Apartments | 1155 E Forest Avenue | Preliminary Site Plan | Approved |
| | Staff | N/A | Draft Zoning Ordinance Text Amendment | N/A |
| 11-Jul | No meeting | - | - | - |
| 25-Jul | Staff | N/A | Zoning Ordinance Text Amendment | Approved |
| 8-Aug | No meeting | - | - | - |
| 22-Aug | No meeting | - | - | - |
| 12-Sep | Tahani Abd-Almajeed | 3120 Ellsworth Road | Special Land Use - Daycare | Approved |
| | Tyler Road Cold Storage | 2901 Tyler Road | Preliminary Site Plan | Approved |
| | Staff | N/A | Zoning Ordinance Text Amendment | Approved |
| 26-Sep | Motown Holdings | 6630 Rawsonville Road | Special Land Use - Truck storage | Approved |
| | Staff | N/A | Zoning Ordinance Text Amendment | Approved |
| 10-Oct | No meeting | - | - | - |
| 24-Oct | Kalitta Turbines | 2830 Tyler Road | Preliminary Site Plan | Approved |
| 14-Nov | Caliber Collision | 1133 E Michigan Avenue | Preliminary sketch plan | Approved |
| 28-Nov | No meeting | - | - | - |
| 12-Dec | Visible Learning Center | 1189 E Michigan Avenue | Preliminary Site Plan | Approved |
| 26-Dec | No meeting | - | - | - |