



## **REGULAR MEETING AGENDA**

**Tuesday, March 26, 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](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE MARCH 12, 2024, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **PRELIMINARY SKETCH SITE PLAN – DR. PAWS VETERINARY CLINIC – 2789/2751 WASHTENAW AVENUE – PARCEL K-11-06-303-003 & 004 – TO CONSIDER THE PRELIMINARY SKETCH SITE PLAN APPLICATION OF MR. VANCE PALMER FOR THE ESTABLISHMENT OF A VETERINARY CLINIC UTILIZING THE EXISTING BUILDING AND SITE. THE PROPOSED PROJECT WILL OCCUPY A 0.92-ACRE SITE ZONED RC, REGIONAL CORRIDOR WITH A SITE TYPE B DESIGNATION.**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. CORRESPONDENCE RECEIVED
  - B. PLANNING COMMISSION MEMBERS
  - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
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, March 12, 2023  
6:30 pm

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Gloria Peterson  
Larry Doe  
Bianca Tyson

**STAFF AND CONSULTANTS**

Fletcher Reyher, Planning and Development Coordinator  
Megan Masson Minock - Carlisle Wortman

• **CALL TO ORDER/ESTABLISH QUORUM**

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

• **APPROVAL OF DECEMBER 12, 2023, REGULAR MEETING MINUTES**

**MOTION:** Mr. Doe **MOVED** to approve the December 12, 2023, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

• **APPROVAL OF AGENDA.**

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

• **PUBLIC HEARINGS**

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.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented to the Commission a special land use application to permit the construction of a 3,987-square-foot gas station and convenience store to be located at 617 South Hewitt Road, Ypsilanti, Michigan. The site is currently zoned general business (GB) and is approximately 0.773 acres. This development would have 12 gas pumps.

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

Mr. Fletcher Reyher told the Commission that the site is at the intersection of East Ellsworth Road and South Hewitt Road. To the north of the property, the parcel is vacant (Zone: RM-LD Multiple Residential Family Low Density); South is Single Family Residential (Zone: GB - General Business); East is Single Family Residential (Zone: GB - General Business); West is Retail/Commercial Center (Zone: GB - General Business).

The Master Plan designates this site as a Neighborhood Transition District. Neighborhood Transition Districts are designated for multiple-family housing, commercial and office uses but can also 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 transition from Neighborhood Preservation to more intense uses.

Mr. Fletcher Reyher told the Commission that the parcel previously had a single-family home on the property. The home was demolished in January of 2022. The lot has a few mature trees and is currently stabilized with grass.

The Planning Department's Analysis of the special land use is as follows:

- The Planning Department feels that the use of the corner property is too intense of 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.
- The Planning Department's opinion is that gas stations are suited to major commercial corridors and interstate interchanges.
- The Washtenaw County Road Commission classifies Hewitt Road as a Minor Arterial. A Minor Arterial is defined as a road that connects Primary arterial and carrier vehicles across a community at a moderate length. Gas Stations are better suited for larger primary arterials such as Michigan Avenue (South) and Washtenaw Avenue (North) of the property.
- Hewitt and Ellsworth have developed as a neighborhood commercial district (across the street, there is a commercial center and Dunkin Donuts). Some commercial users supply the residents of the nearby neighborhoods with goods and services.

As part of the review, the following are the standards from Sec. 1003 - Standards for Special Land Uses:

1. The gas station will be harmonious and in accordance with the objectives, intent, and purpose of this Ordinance: The Planning Department's view is 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. The development will be compatible with the natural environment and existing and future land uses in the vicinity: The parcel is Master Planned as a Neighborhood Transition District. A Gas Station is too intense to be in an area of the Township designated to be a transition from a commercial corridor to a neighborhoods. The Master Plan calls for transitional uses like multiple-family housing, office space, and neighborhood-scale businesses.
3. The use will be compatible with the Township master plans: The neighborhood transition districts act as a buffer between more intense uses in neighborhoods. Neighborhood Transition District contemplates medium-intensity land uses that separate regional commercial corridors like Michigan and Washtenaw Avenue from Township neighborhoods. The uses stated in the Master plans include Multiple Family Housing, Office, and Neighborhood Business Uses.
4. The project would be adequately served by public utilities and infrastructure based on the location: The project would 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 are responsible for the establishment of the proposed use.
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare: The Planning Department's opinion is that the project would disturb the existing and future neighboring uses as a gas station is a use that does not fit into a transition district. Hewitt Road goes from two lanes to one lane north of Ellsworth Road, and this, in the opinion of the Planning Department, would create a hazardous condition with traffic only being able to exit the gas station. This will create a hazardous condition for vehicles and pedestrians 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 community's economic welfare: The site does have the potential to increase the calls for service to the property in the case of car crashes and accidents. Currently the site is not developed for the Planning Department to verify.

Megan Masson Minoock - Carlisle Wortman Associates shared with the Planning Commission the following:

- The west side of Hewitt has commercial and auto-oriented uses. The east side is noncommercially oriented, which causes a transition.
- One of the challenges is the consideration of the existing land uses on the ground and the review of whether it's appropriate to have a gas station in the proposed location.
- 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 intended uses for the neighborhood district that are listed in the master plan, a gas station or auto-oriented uses, are not part of the list.
- The listed uses are for convenience, retail and services businesses, single-family residential, general and office medical, public and institutional facilities, public parks and open space and attached residential or multiple families.
- The design considerations for neighborhood transition districts include that new development shall be reviewed on a case-by-case basis to respect the existing scale and character of the surrounding areas.
- If the Planning Commission decides to approve, the following points must be considered: the location of the area and the design that should be on the site to respect the scale and the character of the surrounding area. Ensure that the other design considerations for the appropriate transition of the intensity of uses and scale to adjacent single-family neighborhoods. New single-family development shall mirror design patterns of Neighborhood Preservation areas. Walkability and non-motorized connections within and to Neighborhood Transition Districts are essential to maintaining neighborhood character and access to daily needs and services. Each neighborhood's unique character must be respected and preserved.

Megan Masson Minoock - Carlisle Wortman Associates' suggestion to the Planning Commission is to consider if an automobile-oriented use is consistent with the intent of the 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.

Floor plans and elevations have been provided. The materials include a mix of brick, metal siding, masonry blocks, storefront glass, and E.I.Fs. The plans were not clear, and the applicant was encouraged to match the material use and architectural style of the development to the west across Hewitt.

Megan Masson Minock asked the Planning Commission to consider the recommendation made by Mr. Fletcher Reyher, Planning and Development Coordinator.

Megan Masson Minock summarized by stating that from a land use and a master plan perspective, there's a division between commercial and auto oriented uses comparing east and west Hewitt. The Planning Commission should consider if auto oriented use is consistent with the intent of that neighborhood transition area.

Ms. Peterson inquired if the applicant responded to the letter regarding the building materials. Mr. Fletcher Reyher stated that the applicant did not respond specifically to that proposed condition in the Carlisle Wortman report.

The Planning Commission and Mr. Fletcher Reyher discussed the location of the site.

The applicant Jay Hammoud (Owner of 617 Hewitt) and Joseph Guido (Project Architect for Jay Hammoud) presented the following. Mr. Guido shared with the Planning Commission that Jay Hammoud had requested him to ask the previous planner (Jason Iacoangeli) to inquire if the property was suitable for the project, and he was encouraged to move forward. Jay Hammoud purchased the property based on the initial contact and reaction from the planning department. During a sit-down meeting with the planning department staff, the suggestion was that it was intense for the site when the applicant considered eliminating the drive-thru. The applicant moved forward, keeping the recommendation in mind without the earlier discussion on the Master Plan or the neighborhood transitional district. The approvals requested by the planning department (water, traffic and stormwater) were completed and submitted. It was during the second review with Ben Carlisle that the issue of the neighborhood transition district was brought up for the first time after all other work was done with the expense exceeding \$100,000.

Jay Hammoud said he proceeded with the purchase (one year and three months) due to the positive direction from the planning department. Mr. Guido shared with the Planning Commission that they completed the pedestrian control at the intersection, marking of driveways and other recommendations made by the planning department.

Mr. Guido requested the Planning to consider the proposed application and the work completed in good faith.

Jay Hammoud said he engaged a third-party company that analyzes business (specialty gas station), and they recommended that it was a good fit for a gas station business.

Mr. Doe inquired if the applicant had considered the property at the corner of Michigan and Hewitt: Jay Hammoud stated that Speedway owns the parcel. Speedway used to have a gas station over there, but they moved to the other side. And they put restrictions on not building any gas station on the corner.

Ms. Peterson inquired if Mr. Guido had the emails from Jason Iacoangeli for moving forward with the project; Mr. Guido stated that he had the emails to support it.

Mr. Doe stated that the master plan has its restrictions, and most developers don't buy a property until they have approval from the Planning Commission for the usage of the property.

Ms. Peterson inquired if the applicant responded to the mail from Carlisle Wortman inquiring about being consistent with the property across the street; Mr. Guido stated that he changed/ revised the drawings and resubmitted the plans to Carlisle Wortman.

Mr. Fletcher Reyher informed the Planning Commission that working with Jay Hammoud and Joseph Guido has been reasonable over the years. The Planning Department and Carlisle Wortman's opinion on the matter still stands the same and is consistent with the view that a gas station at the proposed location is far too intense. The planning department is trying to preserve the character of the neighborhood that's currently there.

Megan Masson Minock - Carlisle Wortman Associates shared with the Planning Commission that the elevation and the architectural plans were dated December 15, and the review letter written and signed by Ben Carlisle was dated December 27. The review letter reflects Ben Carlisle's opinion.

Megan Masson Minock stated that the entrance of the building did not match some of the entrances of the building that are located across the street. Based on the dates, the applicant would have responded to inputs received earlier.

Mr. Guido said he had no issues making further changes to the building as requested by the department.

Mr. Doe brought to the Planning Commission's attention that the preliminary site plan is dependent on what happens with special conditional use. The pending public hearing and the vote on conditional use will help in determining the decision.

#### **PUBLIC HEARING OPENED AT 7:18 PM**

- a. Issac Farha, owner of the property at 4 North Hewitt, said the proposed gas station would affect and jeopardize the business conducted on the property. Some of the concerns are; Differences in zoning fuel from gas stations causing cancer to the homes around (senior citizen homes).
- b. Salem Farha, owner of the property at 2060 West Michigan Avenue. The smoke and smell from the gas station would be inconvenient to his family.
- c. Tony Farha, owner of the property at 2005 South Congress Street, a 17-acre property behind the proposed gas station. The gas station would jeopardize his plans

for building a senior center that would help in bringing more people into the community. The traffic and the fumes from the station would affect the growth of the community.

**PUBLIC HEARING CLOSED AT 7:22 PM**

**MOTION:** Mr. Doe **MOVED** to deny the request for 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:

- The master plan, as a Neighborhood Transition District, does not allow gas stations in that district.
- The gas station will cause a hazardous condition based on the existing road configuration at that intersection.
- It would create more requirements for safety and public assistance at the intersection.

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

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

**MOTION to DENY was PASSED.**

• **OLD BUSINESS**

None to Report

• **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:**

The Planning Commission discussed and stated there is no requirement for a Preliminary Site plan since the Special Conditional Use application was denied.

**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.**



Mr. Fletcher Reyher, Planning and Development Coordinator, informed the Commission of the receipt of a letter from Heather Jarrell Roe (Ypsilanti Township Clerk) regarding the Farmland Preservation Act, also known as PA 116, for the property located at 8589 Martz Road. State law requires the Planning Commission to have a comment on this notice of termination.

Ms. Roe shared with the Planning Commission that only one of the PA 116 terminations has been done from the time of being the clerk at the township. The process is for terminating Malik (part of the Malik Family), part of the township for a long time. The request for the partial termination has been zoned as residential, and the applicant wants to keep the property in the family. The process for terminating PA 116 is that it must come before the Planning Commission. Prior notice has been submitted to the Washtenaw County Conservation District Committee. This will then go to the Township Board, where it will formally accept by way of resolution, and then the Malik will be able to submit their whole packet to the state.

Mr. Fletcher Reyher presented the aerial view of the property to the Planning Commission. The property is large, and it has historically been farmed in the township.

Mr. Fletcher Reyher stated that this discussion was mainly for comments; The Planning Commission had none.

**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 BYLAWS:**

Mr. Fletcher Reyher, Planning and Development Coordinator, informed the Commission that he is required by the Michigan Planning Enabling Act to provide a Planning Commission Annual report for the previous calendar year (2023). Overall, the Commission held 11 meetings and considered 20 action items in 2023. The report is included in the packet with a breakdown of each meeting by date, applicant, action requested, and action taken. Some of these projects are currently being constructed, and the private road towards the children's healing is almost towards completion. Schneider Electric is operating here in the township.

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

- **Correspondence received**

None to Report.

- **Planning Commission members**

None to Report.

- **Members of the audience**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

- **OTHER BUSINESS**

Mr. Fletcher Reyher informed the Planning Commission of the recently appointed Planning Commission member Darryl Kirby.

Mr. Kirby introduced himself to the Commission. Mr. Kirby had been with the Southfield Planning Commission.

Mr. Kirby is part of the Parks and Rec Commission and the local Emergency Planning Commission for Washtenaw County.

- **ADJOURNMENT**

**MOTION:** Mr. Doe **MOVED** to adjourn at 7:35 pm. The **MOTION** was **SECONDED** by Mr. Tyson and **PASSED** by unanimous consent.

Respectively Submitted by Minutes Services.



**Staff Report**  
**Dr. Paws Veterinarian Clinic**  
**2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197**  
**Preliminary Sketch Site Plan**

March 26, 2024

**Applicant:** Vance Palmer

**Project Name:** Dr. Paws Veterinarian Clinic

**Plan Date:** February 15, 2024

**Location:** 2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197 Parcel #K-11-06-303-003&004

**Zoning:** RC – Regional Corridor – Site Type B

**Action Requested:** Preliminary Sketch Plan Approval

***CASE LOCATION AND SUMMARY***

The Office of Community Standards is in receipt of a Preliminary Sketch Plan Application from Mr. Vance Palmer representing Dr. Paws requesting authorization for the use of the existing building located at 2789/2751 Washtenaw Avenue for a Veterinary Clinic. Dr. Paws provides animal health care, urgent care, and surgery.

***CROSS REFERENCES***

- Article 5, District Regulations
- Article 9, Site Plan Review
- Article 11, Specific Provisions
- Article 12, Access, Parking, Loading
- Article 13, Site Design Standards
- Article 16, Nonconformities
- 2014 Reimagine Washtenaw Corridor Improvement Study

***SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN***

The Charter Township of Ypsilanti 2040 Master Plan designates this site for Mixed Use Corridors, a designation intended to be developed transportation arteries, with a mixture of residential, commercial, office and employment uses. Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers and auto oriented uses that draw customers both regionally and locally. Compared to

**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

Neighborhood Mixed-Use Corridors areas they are high intensity and feature the largest scale of commercial development.

**2789/2751 Washtenaw Avenue, 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	Restaurant	RC – Regional Corridor	Mixed Use Corridors
South	Vacant	NB- Neighborhood Business	Neighborhood Preservation
East	Restaurant	RC – Regional Corridor	Mixed Use Corridors
West	Restaurant	RC – Regional Corridor	Mixed Use Corridors

**SITE PLAN REVIEW**

Per Sec. 903. – Site Plan Review Process of the Township Zoning Ordinance, A change in use for a site that does not comply with current design standards (such as landscaping, signage, lighting, or drainage) requires a Sketch Plan Review / Planning Commission review.

**NATURAL FEATURES**

**Topography:** The subject parcel is relatively flat.

**Woodlands:** No woodlands are present on the site.

**Wetlands:** There are no wetlands on the subject property. According to FEMA MAP 26161C0430E, Dated April 3, 2012, the site is in an area of minimal flood hazard.

**Soils:** Unknown

**LAND USE**

Currently, the RC – Regional Corridor Zoning District allows for veterinary clinics. 2789/2751 Washtenaw Avenue has been primarily used as a restaurant and car dealership in the past.

**NONCONFORMITIES**

Sec. 1604. – Nonconforming Structures & Sec. 1605. – Nonconforming Uses of Land

2789/2751 Washtenaw Avenue is a Class B Nonconforming Structure. Per Sec. 1604, No such structure may be enlarged or altered in a way that increases its nonconformity,



except as provided herein. Such structures may be enlarged or altered in a manner that does not increase its nonconformity.

**Items to be addressed:** No items to be addressed. The applicant is not proposing any enlargement or alteration of the existing building.

***HEIGHT, BULK, DENSITY AND AREA***

Sec. 502. – Applicability and Organization:

1. Applicability:
  - a. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.
  - b. The requirements of this Article shall not apply to:
    - i. Continuation of a permitted use within an existing structure.
    - ii. Changes of use with existing structures that do not require increased parking.
    - iii. Normal repair and maintenance of existing structures that do not increase its size or parking demand.

**Items to be addressed:** The applicant is reusing an existing building that was constructed prior to the adoption of the current zoning ordinance. The applicant is not increasing the size of the building or the size of the parking lot.

***PARKING AND LOADING***

Sec. 1205, 1206, and 1207 of the Township Zoning Ordinance require all developments in the Township to have adequate parking accommodation for employees and members of the public.

**Sec. 1205, 1206, and 1207**

	Required	Provided
Professional offices of doctors, dentists, or similar professions.  One (1) for each two hundred-fifty (250) square feet of gross floor area. (Max. one (1) per one hundred-fifty (150) sq.ft) One (1) for each examining room, dental chair, or similar use area.	3,182 sq. ft. (Existing Building)  3,182/250 = 13 Parking Spaces. The parking lot is existing. No expansions are proposed. There is a proposed removal of parking spaces.  6 examining rooms= 6 parking spaces.	30 spaces



Barrier Free	2	2
Loading	0	0
Bicycle Facility	1	0
<b>Total</b>	<b>22</b>	<b>30</b>

**Items to be addressed:** The Planning Department will require that the applicant paint / restripe the existing parking lot. The applicant will be required to have a minimum of 2 barrier-free parking spaces near the front entrance of the building with the required signage. The applicant will be required to provide one (1) bicycle rack.

**LANDSCAPE REQUIREMENTS**

**Sec. 1301. – Landscape Requirements**

	Required	Provided	Compliance
Street Yard Landscaping: 1 Large deciduous tree per 40ft of frontage, 1 ornamental tree per 100 ft of frontage, 1 shrub per 10 ft. of frontage.	122 L.F. / 40 L.F = 4 Trees  122 L.F. / 100 L.F = 2 Ornamental Trees  122 L.F. / 10 = 15 Shrubs	4 Deciduous trees provided.  2 Ornamental trees provided.  15 Shrubs provided.	Complies
Parking Lot Perimeter: 1 large deciduous tree per 2,000 sq/ft of pavement and 1 per 40 lineal feet.	1 canopy tree / 40' = 9 trees	9 trees provided.	Complies
General Landscaping: 1 tree per 1,000 sq. ft. of lawn area plus 1 shrub per 500 sq. ft. of lawn area.	20,000 S.F. = 20 Trees and 40 Shrubs	20 Trees Provided.  40 Shrubs Provided.	Complies
Parking Lot: 1 large tree per 2000 sq. ft. of pavement area.	14,448 S.F. / 2,000 S.F. = 7 Trees.	7 Trees Provided.	Complies

**Items to be addressed:** None.

**DUMPSTER ENCLOSURE**

**Sec. 1302. – Trash and Recycling Receptacles**

**Items to be addressed:** Applicant has included a dumpster enclosure on the plans dated 02-15-2024. The dumpster plans will need to be revised as the gate is constructed with wood, a material not permitted per Sec. 1302.A. The applicant must





revise the gate materials to use treated aluminum or metal. Wood is not a permitted material. Enclosure material, height, and concrete pad all meet the zoning ordinance requirements.

### ***EXTERIOR LIGHTING***

Sec. 1303. - Exterior Lighting

**Items to be addressed:** The applicant will be utilizing the existing lighting on site. The Planning Department will require that all lights be properly shielded to avoid projecting light onto adjacent properties.

### ***ELEVATIONS***

Sec. 1306. – Building Design Requirements

**Items to be addressed:** The applicant is not proposing any major modifications to the elevations of the building. The applicant is proposing to remove the existing ground sign and replace it with a monumental sign, as well as repainting the brick facade. Permits will be required for the installation of any new ground or wall signs.

### ***FENCING***

Sec. 1116. – Veterinary Clinics

Veterinary clinics when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside. All buildings are set back at least one hundred (100) feet from the abutting residential district on the same side of the street.

**Items to be addressed:** The applicant is proposing a chain-link fence around the proposed dog run area behind the back of the building. The applicant will need to obtain a variance through the Zoning Board of Appeals to have this proposed dog run.

### ***OTHER REQUIREMENTS***

2014 Reimagine Washtenaw Corridor Study

The Reimagine Washtenaw initiative began over 15 years ago, and includes the Cities of Ypsilanti and Ann Arbor, and Ypsilanti and Pittsfield Charter Townships. The intent is to transform the corridor to a multi-modal corridor, with denser development and more placemaking. The project is managed by Washtenaw County. A comprehensive study was conducted in 2013-2014 to determine future cross-sections for the corridor, accommodating full sidewalks and bike lanes. The existing right-of-way is insufficient for



the planned roadway, therefore the 2014 Reimagine Washtenaw Corridor Improvement Plan identified future right-of-way needed to provide the multi-modal elements desired by the coalition. This Study was adopted by the Ypsilanti Township Board of Trustees in 2014. As properties are improved, modified, or redeveloped, site elements need to comply with future public access limits (future right-of-way) to minimize conflicts and avoid future non-conformities when the road is reconstructed.

The Michigan Department of Transportation (MDOT) is currently conducting a Planning and Environmental Linkages Study, which will generate a roadway alternative that will guide roadway reconstruction to achieve the coalition's goals for a multi-modal and safe corridor. The alternative from the PEL study is expected to be substantially similar, in terms of right-of-way needs, to the 2014 Study. MDOT has designated the corridor's condition as poor and has prioritized it for reconstruction within 5 years.

In addition to ensuring site features that are planned to be modified and/or improved observe the future public access limits, the Township requests that the applicant adjust their landscaping / signage plans to achieve the planned future right-of-way limits for the roadway. The applicant can consider granting the Township an easement for this future right-of-way.

**Items to be addressed:** Proposed landscaping, curbing, signage, parking and other modifications or improvements must observe the future public access limits identified in the adopted 2014 Reimagine Washtenaw Corridor Improvement Study. The applicant can provide a future public access easement to the Township to accommodate expected roadway reconstruction by MDOT if desired.

### ***RECOMMENDATIONS***

The Charter Township of Ypsilanti Planning Department finds this land use to be compatible and appropriate for the site located at 2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197. The Planning Department recommends approval of the Dr. Paws Veterinarian Clinic Preliminary Sketch Plan with the following items to be conditions of approval as part of the final site plan:

1. *The applicant shall provide the required bicycle parking.*
2. *The applicant shall ensure that all existing lights are appropriately shielded.*
3. *The applicant shall restripe the parking lot.*
4. *The applicant shall remove the existing non-conforming pole sign located adjacent to Washtenaw Avenue.*
5. *The applicant shall replace the proposed wooden trash enclosure gate with a gate made of treated aluminum or metal.*



6. *The applicant shall consider the width of the future public access limits identified in the 2014 Reimagine Washtenaw Study, to accommodate future roadway reconstruction.*
7. *The applicant shall obtain all applicable internal and outside agency permits prior to construction.*
8. *The applicant shall obtain a variance for the proposed dog run.*
9. *The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.*
10. *Any other conditions based upon Planning Commission discussion.*

### ***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 suggested herein, as they deem appropriate.

#### **Motion to table:**

*“I move to table the request for **preliminary sketch site plan** of Dr. Paws Veterinary Clinic to permit the establishment of a veterinary clinic utilizing the existing building and site for a 0.92-acre site zoned RC, Regional Corridor with a Site Type B Designation, located at 2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-303-003 & 004 to consider comments presented by the Planning Commission during the discussion of the project.”*

#### **Motion to approve.**

*“I move to approve the **preliminary sketch site plan** of Dr. Paws Veterinary Clinic to permit the establishment of a veterinary clinic utilizing the existing building and site for a 0.92-acre site zoned RC, Regional Corridor with a Site Type B Designation, located at 2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-303-003 & 004, with the following conditions:*

1. *The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.*
2. *The applicant shall obtain all applicable internal and outside agency permits prior to construction.*
3. *The applicant shall provide the required bicycle parking.*
4. *The applicant shall restripe the parking lot.*
5. *The applicant shall ensure that all existing lights are appropriately shielded.*
6. *The applicant shall remove the existing non-conforming pole sign located adjacent to Washtenaw Avenue.*

---

**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

7. *The applicant shall consider the width of the future public access limits identified in the 2014 Reimagine Washtenaw Study, to accommodate future roadway reconstruction.*
8. *The applicant shall replace the proposed wooden trash enclosure gate with a gate made of treated aluminum or metal.*
9. *Any other conditions based upon Planning Commission Discussion.*

**Motion to deny:**

*“I move to deny the **preliminary sketch site plan** of Dr. Paws Veterinary Clinic to permit the establishment of a veterinary clinic utilizing the existing building and site for a 0.92-acre site zoned RC, Regional Corridor with a Site Type B Designation, located at 2789/2751 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-303-003 & 004 due to the following reasons:”*

---

Respectfully submitted,

Fletcher Reyher, Planning & Development Coordinator  
Charter Township of Ypsilanti Planning Department

## *Planning Director's Report*

Project Name: Dr. Paws Veterinary Clinic

Location: 2789 & 2751 Washtenaw Avenue, Ypsilanti, MI 48197

Date: 03-18-2024

- |   |   |
|---|---|
| <input type="checkbox"/> Full Preliminary Site Plan Review #<br><input checked="" type="checkbox"/> Sketch Preliminary Site Plan Review # 1<br><input type="checkbox"/> Administrative Preliminary Site Plan Review #<br><input type="checkbox"/> Detailed Engineering/Final Site Plan Review #<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning<br><input type="checkbox"/> Tentative Preliminary Plat<br><input type="checkbox"/> Final Preliminary Plat<br><input type="checkbox"/> Final Plat Process<br><input type="checkbox"/> Planned Development Stage I<br><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
Planning Director	Township Planning Department	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 03-15-2024
Steven Wallgren, Fire Marshal	Township Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 03-18-2024
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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, Dr. Paws Veterinary Clinic is eligible for Preliminary Sketch Plan consideration by the Charter Township of Ypsilanti Planning Commission. This project is being placed on the Planning Commission Agenda for Tuesday, March 26, 2024, at the regularly scheduled meeting. It would be the Planning Department's recommendation that the Planning Commission grant Preliminary Sketch Plan approval as this project meets the conditions of the Township Zoning Ordinance for a project of this type. The approval should be contingent on the applicant addressing the remaining internal and outside agency comments as required as part of the Final Site Plan / Detailed Engineering. OHM and the Planning Department have some comments that will need to be addressed during the time of Final Site Plan Review. Please contact the Planning Department if you have any questions or concerns.

March 15, 2024

Mr. Fletcher Reyher  
Township Planning and Development Coordinator  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: Dr. Paws  
Sketch Plan Review #1

Dear Mr. Reyher:

We have completed the first sketch plan review of the plans dated February 15, 2024 and stamped received by OHM Advisors on March 7, 2024.

At this time, the plans are recommended for approval for the Planning Commission's consideration, contingent on the following comments being addressed. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals. Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

**A. PROJECT AND SITE DESCRIPTION**

The applicant is proposing to renovate the existing building located at 2789 Washtenaw Ave for use as a veterinary office, Dr. Paws Veterinary Hospital.

It appears that the existing building is serviced by connection to the existing 8-inch water main and the existing 8-inch sanitary sewer along the western property line. It is unclear how the existing stormwater management system is maintained; however, the applicant is proposed a net decrease in impervious surface and changes to the stormwater management system are not required. It currently appears that changes to the utilities (water, sanitary, storm) are not being proposed at this time.

**B. SITE PLAN COMMENTS**

**Stormwater Management**

1. The applicant shall provide a stormwater narrative clarifying how the stormwater runoff is managed. The applicant shall also provide stormwater quality measures on-site where feasible, such as a bio-swale to the existing catch basin at the northeast corner of the site.

**Site Layout**

2. The applicant shall provide truck turning templates (firetruck, garbage truck, delivery truck, etc.) to ensure sufficient space for accessibility has been provided. The applicant shall clarify if a loading zone will be provided. If so, its location shall be provided on the plans.



3. It is recommended that a T-turnaround is provided at the south end of the parking area to provide sufficient access to the proposed dumpster location and the southernmost parking space.
4. The applicant shall relocate the barrier-free parking spaces slightly to the east to prevent vehicles from blocking the sidewalk connection to Washtenaw Ave. The applicant shall also verify the existing sidewalk along Washtenaw Ave and any existing on-sidewalk is ADA compliant. Anything out of compliance will need to be removed and replaced.

### **C. PRELIMINARY DETAILED ENGINEERING COMMENTS**

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide spot elevations at all four (4) corners of all existing and proposed ramps and level landings, barrier-free parking spaces and access aisles, and along both sides of all sidewalk at 50-foot intervals. The applicant shall note that the cross-slope shall not exceed 2%, per ADA Standards.
2. The applicant shall provide spot elevations throughout the parking lot and new grass area for reference.
3. The applicant shall provide bumper blocks at all parking spaces to prevent vehicle overhang on the proposed sidewalk or grass areas.
4. The applicant shall provide the location of the existing nearby hydrant(s), as well as the water and sanitary sewer services.
5. The applicant shall provide a soil erosion and sedimentation control (SESC) plan sheet within the plan set. The applicant shall also provide the Ypsilanti Township SESC detail sheet. The detail sheet can be obtained by emailing [stacie.monte@ohm-advisors.com](mailto:stacie.monte@ohm-advisors.com).
6. The applicant shall note that the plans must be signed and sealed by a registered engineer in the State of Michigan.
7. The applicant shall provide a brief project narrative on the Cover Sheet.
8. The applicant shall note that a minimum of two (2) benchmarks shall be provided on the plans, per Township Standards.

### **D. REQUIRED PERMITS & APPROVALS**

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: [stacie.monte@ohm-advisors.com](mailto:stacie.monte@ohm-advisors.com)).

- ✦ **Ypsilanti Township Fire Department:** Review and approval is required.
- ✦ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.



Sincerely,  
OHM Advisors

Stacie L Monte  
Stacie L. Monte

Matthew D. Parks  
Matthew D. Parks, P.E.

SLM/MDP

cc: Doug Winters, Township Attorney  
Steven Wallgren, Township Fire Marshall  
File

P:\0000\_0100\SITE\_YpsilantiTwp\2024\0098241030\_2789 Washtenaw Ave\_Dr Paws\MUNI\01\_SITE\SP#1\Dr Paws\_SP#1\_2024-03-15.docx



# CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

## BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



March 18, 2024

Fletcher Reyher, Planning Director  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: Preliminary (non-residential) Site Plan Review #1

Project Name:	Dr. Paws Veterinary Hospital
Project Location:	2789 Washtenaw Ave. Ypsilanti, MI 48197
Plan Date:	2/15/2024
Project Number:	23500310
Applicable Codes:	IFC 2018
Architects:	Nederveld
Architects Address:	3037 miller Rd. Ann Arbor, MI 48103

### 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

## SITE PLAN REVIEW APPLICATION

### I. APPLICATION/DEVELOPMENT TYPE

Development:

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

Application:

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

### II. PROJECT LOCATION

Address: 2789 Washtenaw Ave City: Ypsilanti State: MI Zip: 48197

Parcel ID #: K-11-06-303-003 & 004 Zoning: \_\_\_\_\_

Lot Number: 209, 210, 216, 217 Subdivision: Fairview Heights Number One

Property dimensions: 270' x 150' Acreage: 0.92

Name of project/Proposed development: Dr. Paws Veterinary Hospital

Legal description of Property:

Lots 209, 210, 216 & 217, Fairview Heights Number One, according to the plat thereof as recorded in Liber 7, pg. 23 of Plats, Washtenaw County Records, ALSO the East 1/2 of vacated Wellman Dr. along said lots 209, 210 & 217; ALSO North 1/2 vacated Lyndhurst Dr. along lot 209

Describe Proposed Project (including buildings/ structures/ # units):

Exterior stays same other than necessary items to comply with site requirements and interior build out to meet needs associated w/ veterinary office.

### III. APPLICANT INFORMATION

Applicant: Vance Palmer Phone: 810-280-2720

Address: 6235 Corunna Rd. City: Flint State: MI Zip: 48506

Fax: \_\_\_\_\_ Email: vance.palmer@outlook.com

Property owner (if different than applicant): Redd Guppy LLC Phone: 714-404-5238

Address: 1050 Abbey Ct. City: Northville State: MI Zip: 48167

Fax: \_\_\_\_\_ Email: jonieacuna8@gmail.com & ceastmandum@gmail.com

Engineer: Gazall Lewis & Associates Phone: 810-239-4691

Address: 503 S. Saginaw St. Suite 100 City: Flint State: MI Zip: 48502

Fax: \_\_\_\_\_ Email: honea@gazall-lewis.com



**SITE PLAN REVIEW  
 APPLICATION**

**VI. SCHEDULE OF FEES**

Preliminary Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$2,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Final Site Plan Review		
	Non-refundable fee	Refundable deposit
Full	\$500	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres

\$ \_\_\_\_\_ FEE TOTAL

**V. APPLICANT SIGNATURE**

*Vance Palmer*  
 Applicant Signature

Vance Palmer  
 Print Name

2/16/24  
 Date

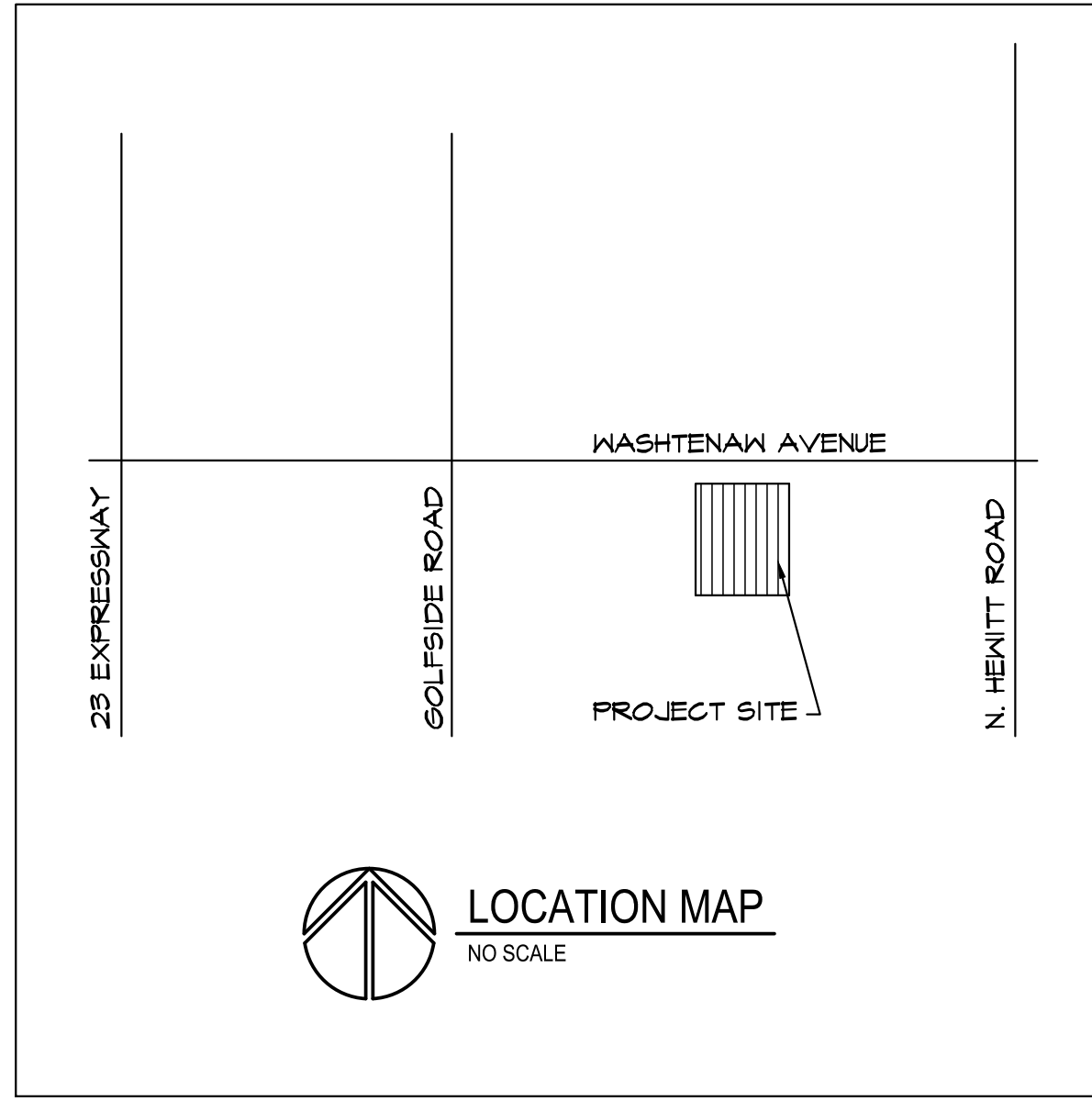


APPLICANT:  
CASE CONSTRUCTION  
6255 CORUNNA ROAD  
FLINT, MI 48552  
CONTACT: VANCE PALMER  
EMAIL: VANCE.PALMER@OUTLOOK.COM  
PHONE: 810.280.2120

PROPERTY OWNER:  
REDD GUPPY, LLC  
1050 ABBEY CT  
NORTHVILLE, MI 48161  
PHONE: 714.404.5258

ENGINEER SURVEY BY:  
NEDERVELD, INC  
5037 MILLER ROAD  
ANN ARBOR, MI 48103  
CONTACT: BRANDON G. PARRENT  
EMAIL: BPARRENT@NEDERVELD.COM

SHEET INDEX	
AO.0	COVER SHEET
AL	SITE SURVEY BY NEDERVELD
C1.1	PROPOSED SITE PLAN
C1.2	PROPOSED LANDSCAPE PLAN
A1.1	FLOOR PLAN
A6.1	ELEVATIONS AND ROOF PLAN



**SITE DATA FOR SKETCH PLAN REVIEW**

ZONING: RC  
SETBACKS: FRONT - 40' REAR - 30' SIDE - 10'  
LOT SIZE: 0.92 ACRES / 40,228.27 SQUARE FEET  
PARCEL NUMBERS: SEE SURVEY  
PROPOSED USE: VETERINARY CLINIC  
NUMBER OF EMPLOYEES: 10  
OCCUPANT LOAD: 32 PERSONS  
PARKING SPACES REQUIRED: 3182 / 250 S.F. = 13 BF SPACES REQUIRED: 1  
PARKING SPACES PROVIDED: 28 W/ 2 BF SPACES. TOTAL: 30  
EXISTING PAVED AREA: 31,312 SQUARE FEET  
PROPOSED PAVED AREA: 14,448 SQUARE FEET  
PROPOSED LAWN AREA: 20,184 SQUARE FEET

PARCEL #K-11-06-303-003  
LEGAL DESCRIPTION:  
YP#61-34-35; LOTS 21, 217 FAIRVIEW HEIGHTS NUMBER ONE, ALSO THE E 1/2 OF VACATED WELMAN DRIVE

**BUILDING CODE**  
2015 MICHIGAN BUILDING CODE  
2015 MICHIGAN MECHANICAL CODE  
2018 MICHIGAN PLUMBING CODE  
2017 NATIONAL ELECTRICAL CODE WITH PART 8 STATE AMENDMENTS

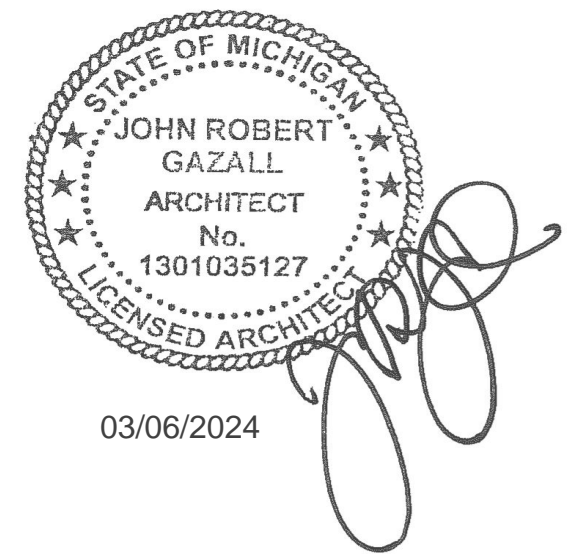
**USE GROUP CLASSIFICATION**  
"B" - BUSINESS

**CONSTRUCTION TYPE**  
"5B" UNPROTECTED

**AREA:**  
EXISTING BUILDING BUILT IN 1973  
3182 SQ. FT. TOTAL AREA (INTERIOR WALLS)

**OCCUPANT LOAD**  
3182 S.F. / 100 = 32  
MAXIMUM STAFF: 10

BUILDING RENOVATIONS FOR  
**DOCTOR PAWS VETERINARY HOSPITAL**  
2789 WASHTENAW AVE. YPSILANTI, MICHIGAN 48197



GAZALL, LEWIS & ASSOCIATES, ARCHITECTS INC. SUITE 100, 503 SOUTH SAGINAW ST. FLINT, MICHIGAN 48502

FEBRUARY 15, 2024  
SKETCH PLAN REVIEW SUBMITTAL  
GLA COMMISSION #2023-50

PREPARED FOR:  
Redd Guppy, LLC  
Jonie Acuna

1050 Abbey Court  
Northville, MI 48167

CREATED:

Drawn: R.Parram Date: 09.14.23

REVISIONS:

Rev: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn: \_\_\_\_\_ Date: \_\_\_\_\_

2789 Washtenaw Avenue

ALTANS/SPS Land Title Survey

2789 Washtenaw Avenue, Ypsilanti, MI 48197  
PART OF THE SOUTHWEST 1/4 OF SECTION 16, T3S. R7E,  
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

STAMP:

PROJECT NO:

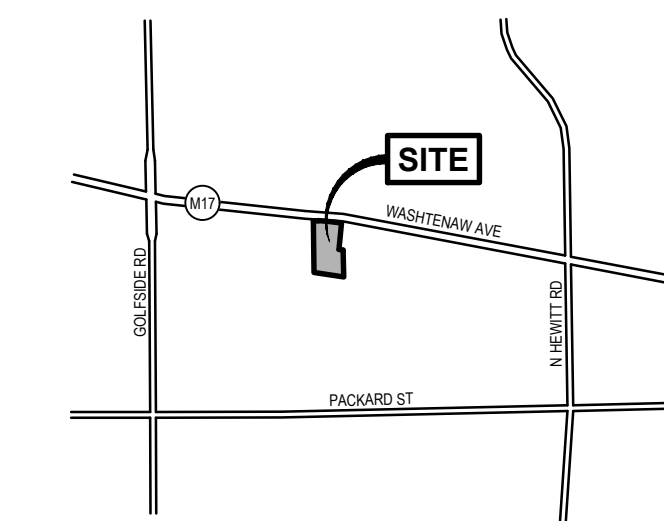
23500310

SHEET NO:

AL

SHEET: 1 OF 1

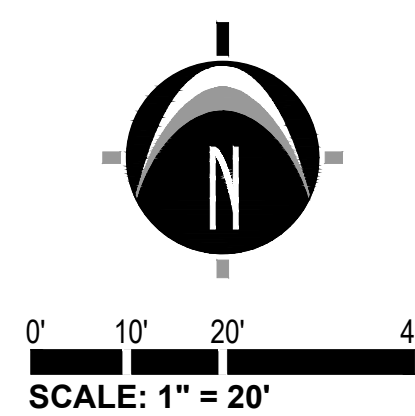
23500310.dwg 15:14 10/16/2023



LOCATION MAP  
NOT TO SCALE

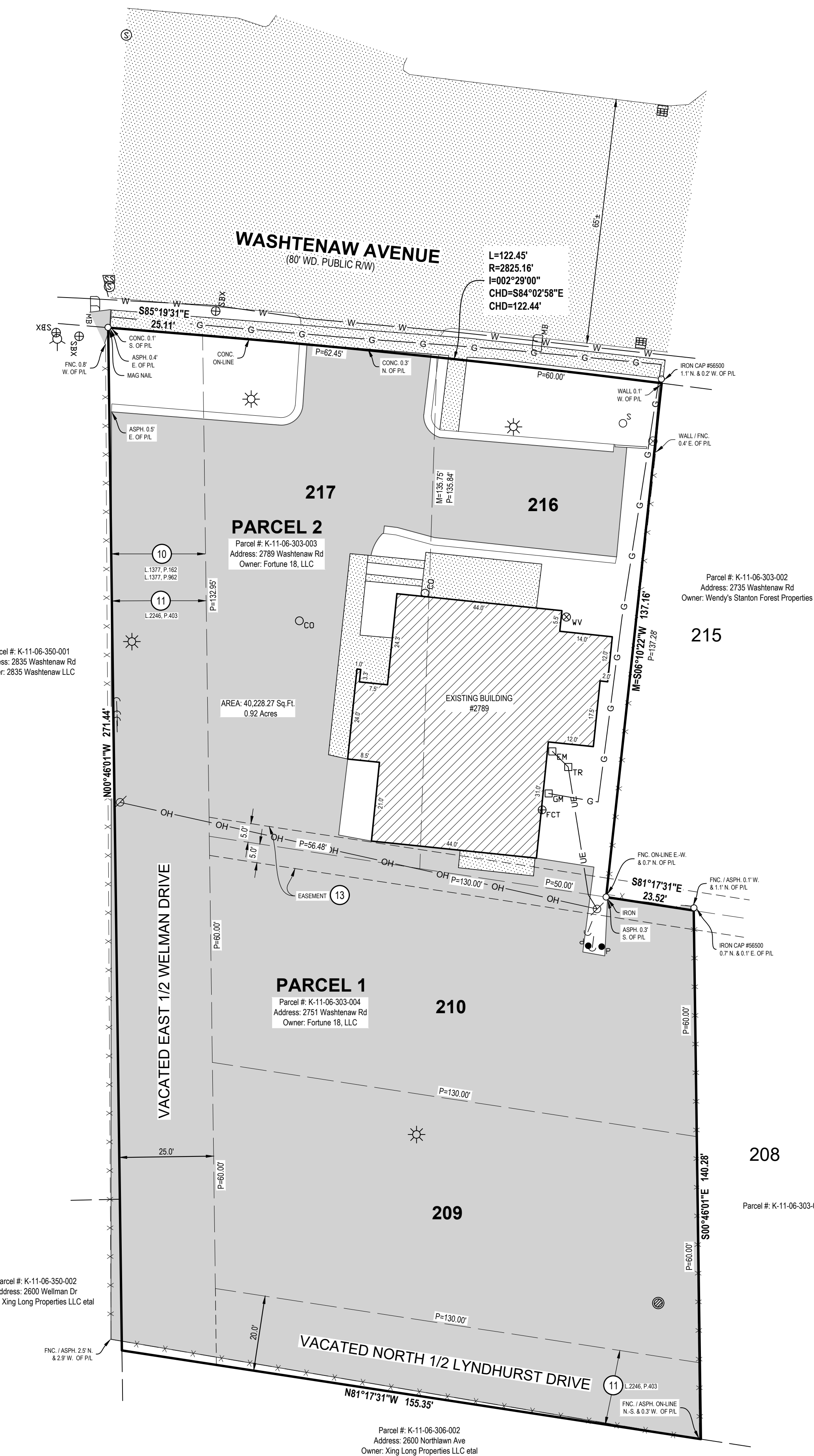
LEGEND

- Iron - Found as noted
- ⊙ Catch Basin - Round
- ⊠ Catch Basin - Square
- CO Cleanout
- ⊠ EM Electric Meter
- ⊕ FCT Faucet
- ⊠ GM Gas Meter
- ⊠ GA Guy Anchor
- ⊕ Hydrant
- ⊙ Light Pole
- ⊠ MB Mailbox
- ⊠ Miss Dig Flag - Electric
- ⊠ Miss Dig Flag - Gas
- ⊠ Miss Dig Flag - Sanitary
- ⊠ Miss Dig Flag - Water
- ⊙ Post
- ⊕ Utility Pole
- ⊠ SBX Stop Box
- ⊙ Sign
- ⊙ Sanitary Manhole
- ⊠ TR Transformer
- ⊕ WV Water Valve
- UE Electric Underground Line
- X — X — Fence
- G — Gas Line
- W — Watermain
- ▨ Asphalt
- ▨ Existing Building
- ▨ Concrete
- M= Measured Dimension
- P= Platted Dimension



811 Know what's below.  
CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.  
NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



TITLE INFORMATION

The Title Description and Schedule B items herein are from ATA National Title Group, LLC (underwritten by First American Title Insurance Company), File Number: 81-23888228-SCM, dated August 24, 2023.

TITLE DESCRIPTION

The Land is described as follows: Situated in the Township of Ypsilanti, County of Washtenaw, State of Michigan  
Parcel 1  
Lots 209 and 210, Fairview Heights Number One, according to the plat thereof as recorded in Liber 7, Page 23 of Plats, Washtenaw County Records; ALSO the East 1/2 of vacated Welman Drive along said Lots 209 and 210; ALSO the North 1/2 of vacated Lyndhurst Drive along Lot 209.  
Parcel 2  
Lots 216 and 217, Fairview Heights Number One, according to the plat thereof as recorded in Liber 7, Page 23 of Plats, Washtenaw County Records; ALSO the East 1/2 of vacated Welman Drive along said Lot 217.

SCHEDULE B - SECTION II NOTES

- 10 Terms, conditions and provisions contained in, and easements created and/or reserved by, Resolution adopted by the Board of County Road Commissioners of the County of Washtenaw recorded in Liber 1377, Page 162, and re-recorded in Liber 1377, Page 962, Washtenaw County Records. **The easement described in this document is shown on this survey.**
- 11 Terms, conditions and provisions contained in, and easements created and/or reserved by, Resolution adopted by the Board of County Road Commissioners of the County of Washtenaw recorded in Liber 2246, Page 403, Washtenaw County Records. **The easement described in this document is shown on this survey.**
- 12 Terms, conditions and provisions contained in Special Conditional Use Agreement recorded in Liber 4915, Page 898, Washtenaw County Records. **Not a survey matter.**
- 13 Easements over subject property as shown on the plat of Fairview Heights Number One, as recorded in Liber 7, Page 23 of Plats, Washtenaw County Records. **The easement described in this document is shown on this survey.**
- 14 Lack of a right of direct access to and from Parcel 1. NOTE: This is included for informational purposes.

SURVEYOR'S NOTES

- 1) ALTA TABLE "A" ITEM NO. 1 - Existing and placed monuments at all major corners of the boundary of the property have been shown.
- 2) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 2789 Washtenaw Avenue, Ypsilanti, MI 48197.
- 3) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260542, Map Number 26161C0407E, with an Effective Date of April 3, 2012, shows this parcel to be located in Zone X (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- 4) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 40,228.27 Square Feet / 0.92 Acres
- 5) ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- 6) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 7) ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
- 8) ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. **None observed.**
- 9) Note to the client, insurer, and lender - Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 10) Basis of Bearing: NAD83 Michigan State Planes, South Zone, International Foot
- 11) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 12) The land shown in this survey is the same as that described in ATA National Title Group, LLC, File Number: 81-23888228-SCM, dated August 24, 2023.
- 13) Access to property is from Washtenaw Avenue.

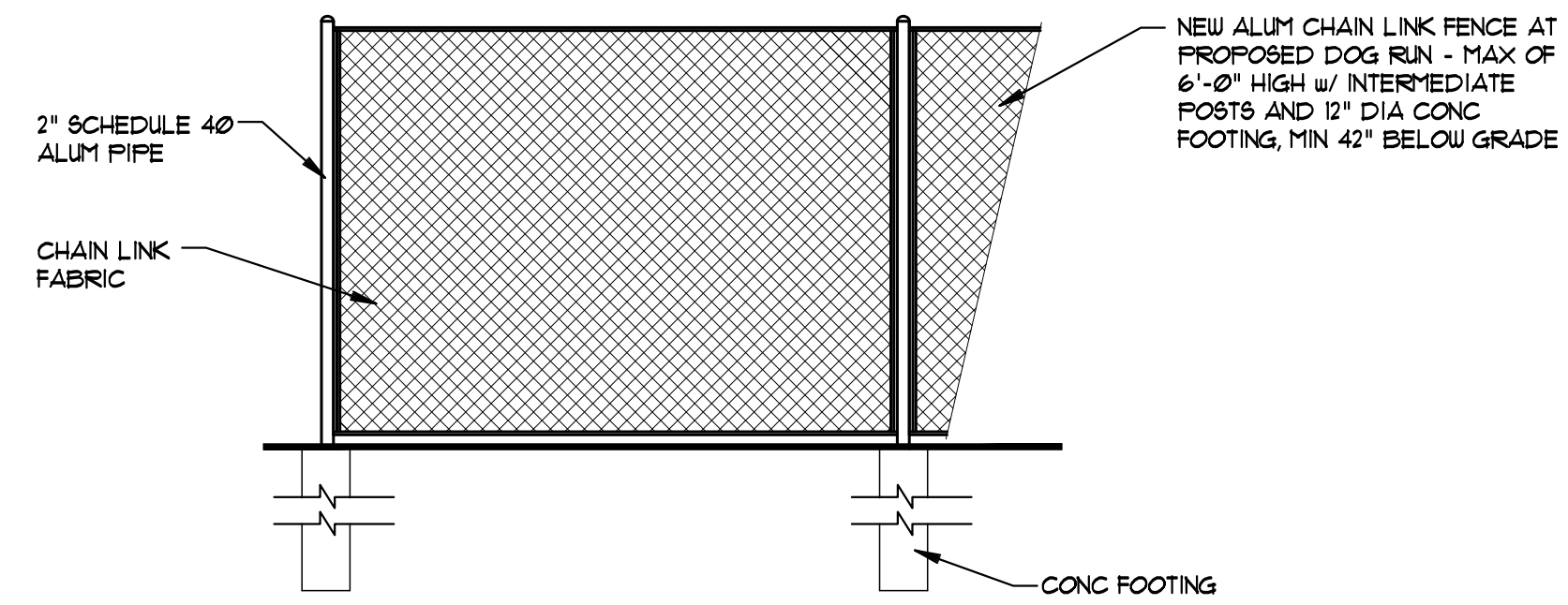
SURVEYOR'S CERTIFICATION

To ATA National Title Group, LLC; First American Title Insurance Company:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANS/SPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 13, & 16 of Table A thereof. The fieldwork was completed on September 14, 2023.

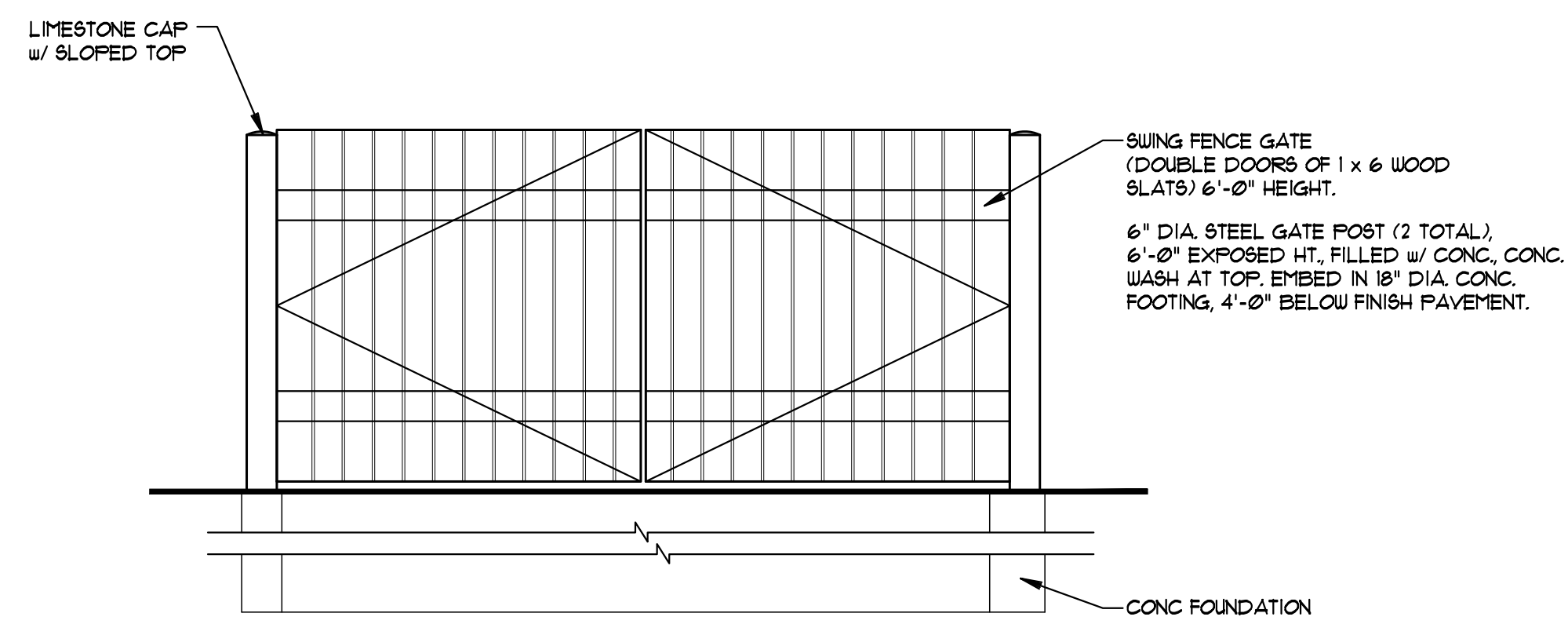
Date of Plat or Map: September 14, 2023



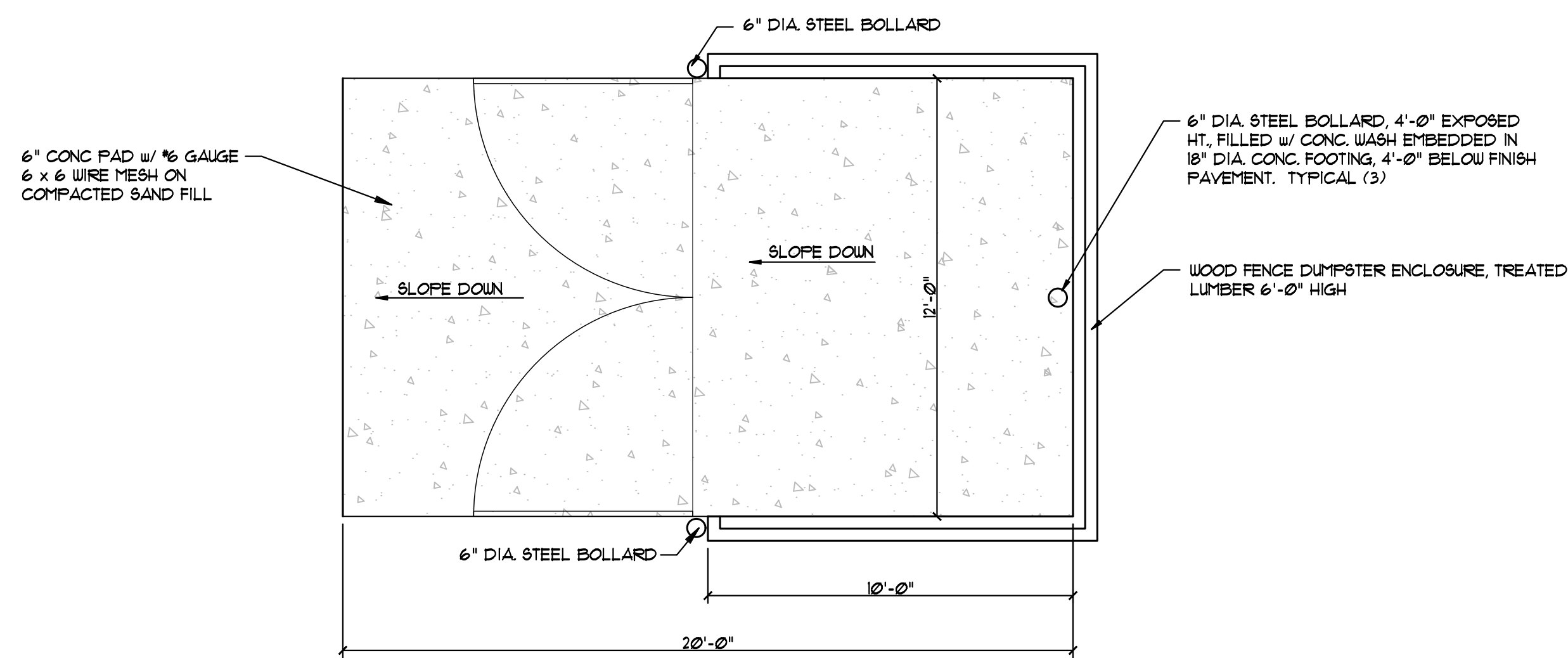
Brandon G. Parrant  
Professional Surveyor No. 4001063096  
Nederveld, Inc.  
bparrant@nederveld.com



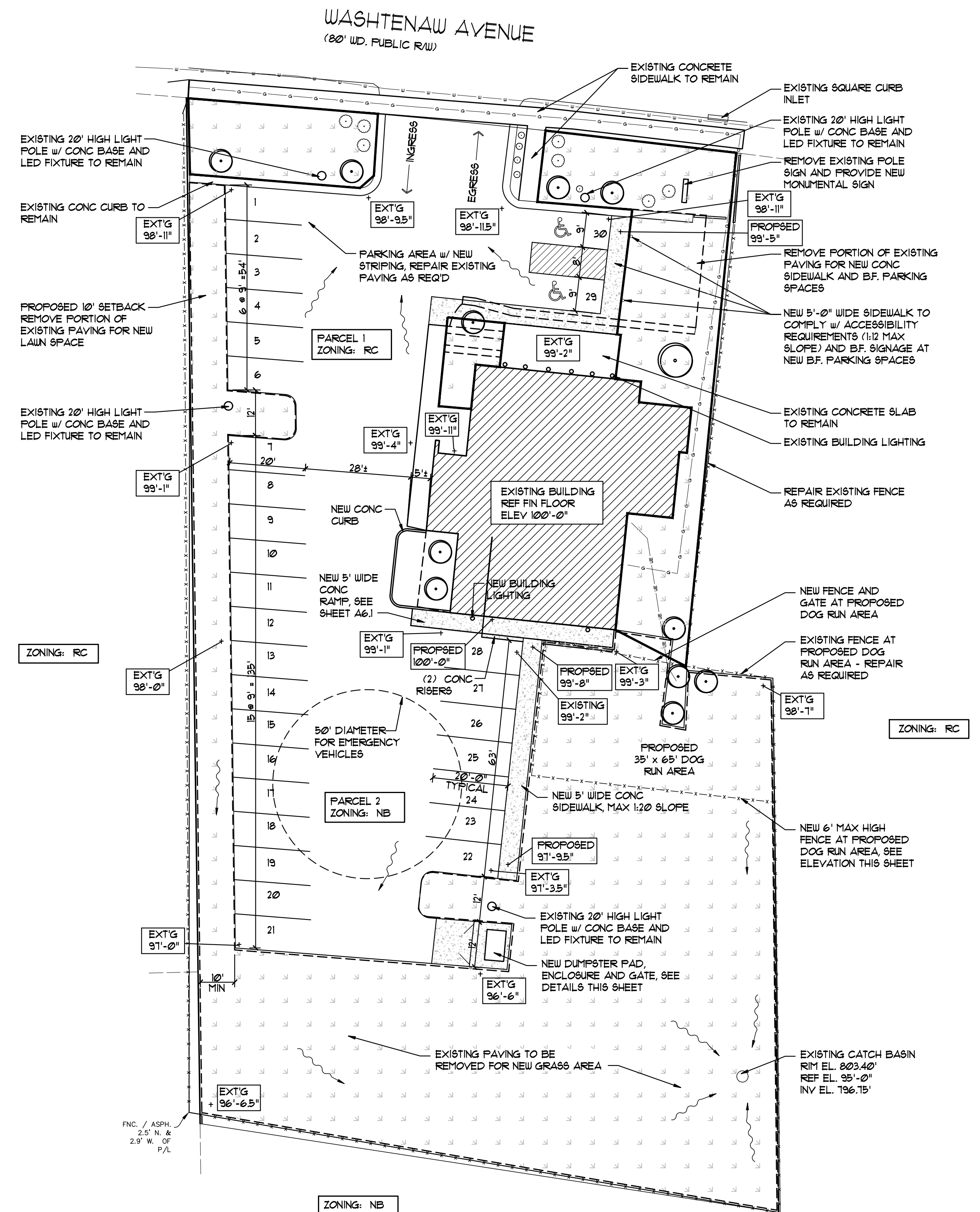
**FENCE ELEVATION AT DOG RUN**  
NO SCALE



**DUMPSTER GATE ELEVATION**  
NO SCALE



**DUMPSTER PLAN**  
NO SCALE

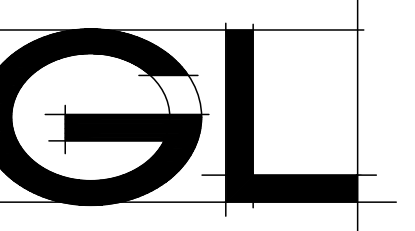


**PROPOSED SITE PLAN**  
SCALE: 1" = 20'

**GENERAL CONTRACTOR**  
★  
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NO.	REVISIONS

**GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.**  
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503 SOUTH SAGINAW STREET SUITE 100  
FLINT, MICHIGAN 48502  
PHONE: (810) 238-4691  
FAX: (810) 238-5191  
EMAIL: GJ@GAZALL-LEWIS.COM  
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**BUILDING RENOVATIONS FOR**  
**DR. PAWS VETERINARY HOSPITAL**  
2789 WASHTEAW AVE. YPSILANTI, MICHIGAN

COMMISSION  
**2023-50**  
SHEET  
**C1.1**

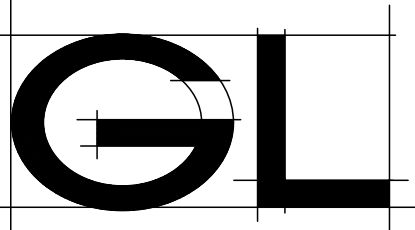
David P. Rogers

X:\2023-50 YPSILANTI VET CLINIC\2023-50 SITE.dwg      10:15:37 PM      2/15/24

DRAWN	DGL	CHECKED	REVISIONS
DATE	FEBRUARY 15, 2024		

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**2023-50**  
 SHEET  
**C1.2**

LANDSCAPE SCHEDULE			
SYMBOL	SPECIFICATION	QTY	
	PROPOSED CANOPY TREE HACKBERRY	9	
	PROPOSED DECIDUOUS SHRUB DWARF LILAC	22	
	PROPOSED EVERGREEN SHRUB LOW SPREADING JUNIPER	18	
	PROPOSED ORNAMENTAL TREE CLEVELAND PEAR	8	
	PROPOSED EVERGREEN BLACK HILLS SPRUCE	12	
PROPOSED TREES SHALL HAVE A MINIMUM OF 2" CALIPER OR 6' HIGH			
	EXISTING TO REMAIN VARIOUS SHRUBS TRIM AND PRUNE AS REQUIRED		
	EXISTING TO REMAIN VARIOUS DECIDUOUS TREES TRIM AND PRUNE AS REQUIRED		

**LANDSCAPE CALCULATIONS**

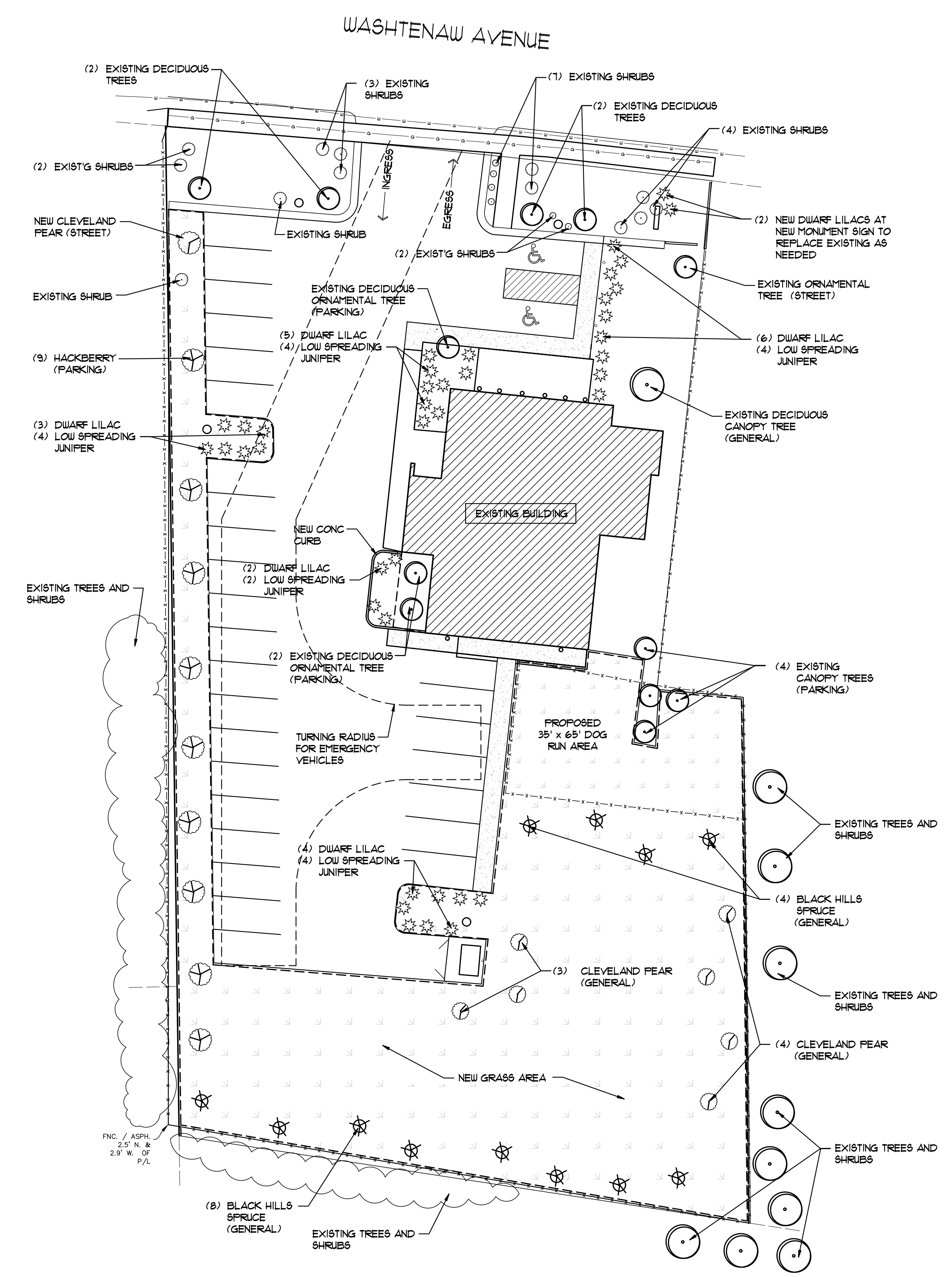
STREET YARD REQUIRED AND PROVIDED FOR 122' LINEAL FRONTAGE:  
 1 DECIDUOUS TREE / 40' LINEAL = 4 TREES  
 1 ORNAMENTAL TREE / 100' LINEAL FRONTAGE = 2 TREE  
 1 SHRUB / 10' LINEAL FRONTAGE = 15 SHRUBS

GENERAL REQUIRED:  
 1 EVERGREEN/DECIDUOUS TREE / 1000 SF. OF LAWN SPACE = 20 TREES  
 EXISTING TREES: 2  
 PROPOSED TREES: 2

GENERAL REQUIRED:  
 1 SHRUBS / 500 SF. OF LAWN SPACE = 40 SHRUBS  
 EXISTING SHRUBS: 0  
 PROPOSED SHRUBS: 40

PARKING LOT REQUIRED:  
 1 DECIDUOUS TREE / 2000 SF. OF LOT SURFACE = 1  
 EXISTING TREES: 2  
 PROPOSED TREES: 5

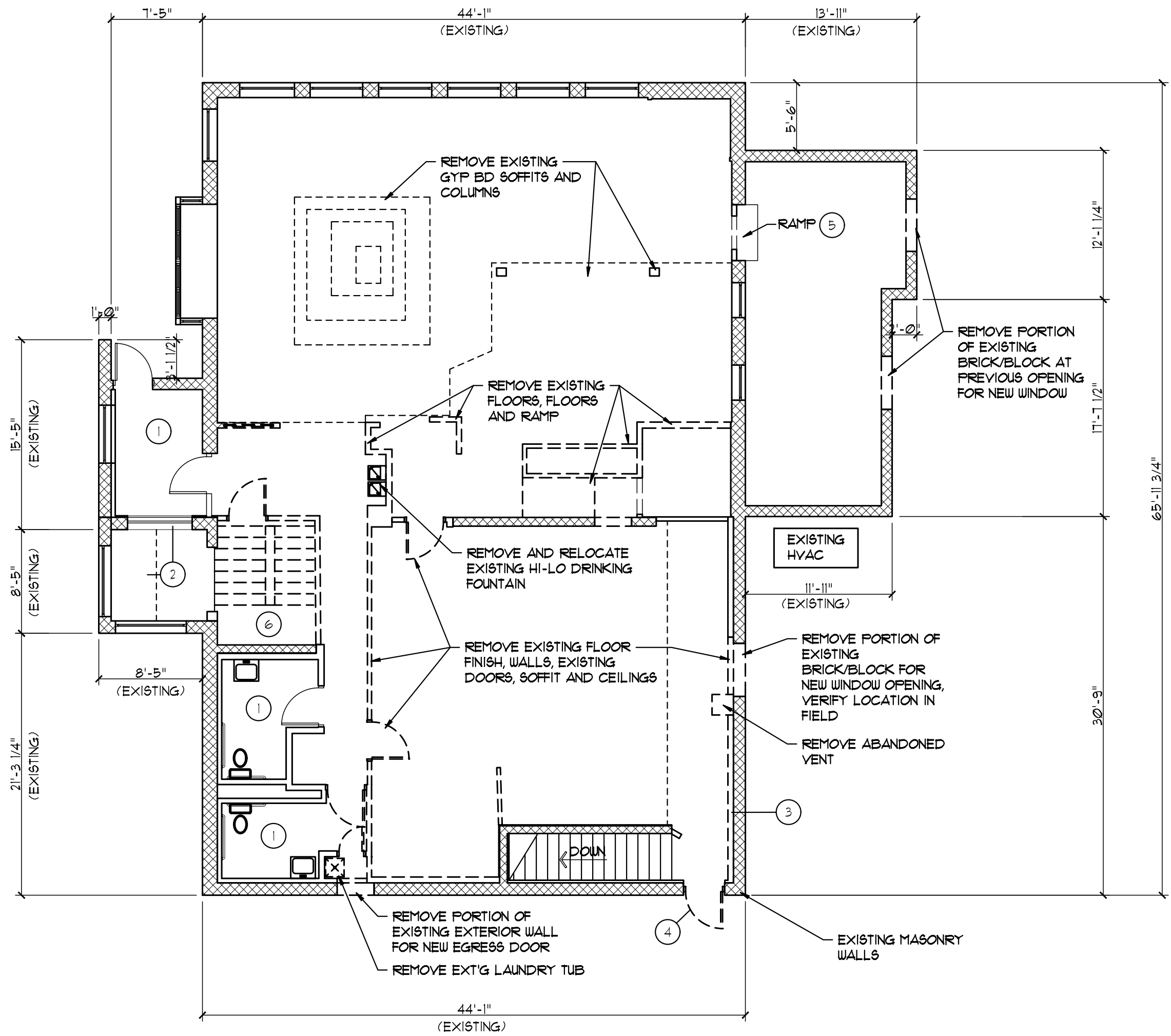
1 CANOPY TREE / 40' PERIMETER = 9 TREES  
 PROPOSED TREES: 9



**PROPOSED LANDSCAPE PLAN**  
 SCALE: 1" = 20'

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*David P. ...*

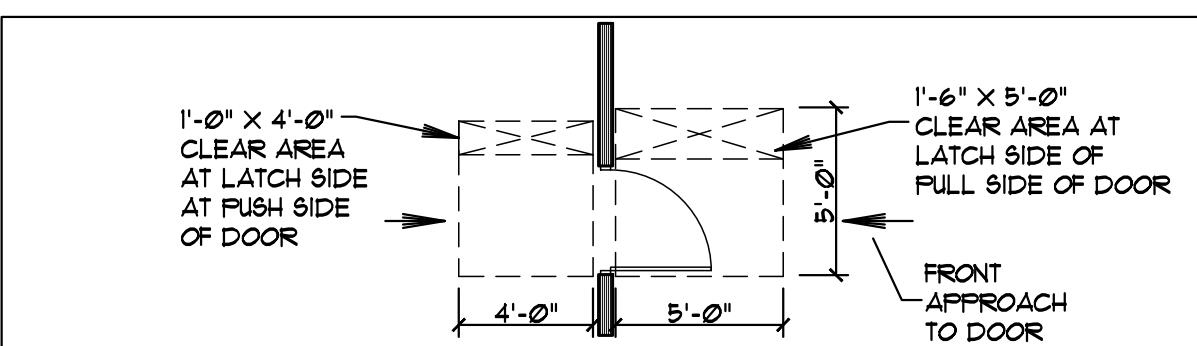


**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1' - 0"

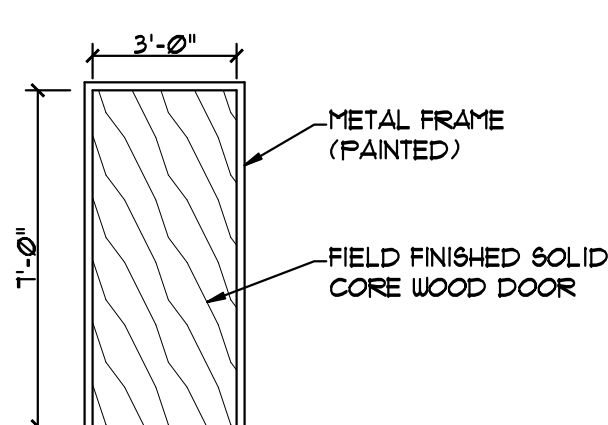
**DEMOLITION PLAN NOTES:**

- 1 EXISTING FLOOR FINISH TO REMAIN
- 2 REMOVE EXISTING "DECK", WINDOW AND PORTION OF EXISTING WALL FOR NEW PRODUCT DISPLAY AREA. EXISTING SOFFIT MAY HAVE TO STAY AS A ROOF SUPPORT. VERIFY IN FIELD.
- 3 REMOVE EXISTING FURRING AND FINISH AT WALL
- 4 REMOVE AND REPLACE EXISTING DOOR AND HARDWARE REPAIR ADJACENT SURFACES AS REQUIRED
- 5 ELIMINATE EXISTING RAMP AS POSSIBLE PER FINISH FLOOR ELEVATION UPON REMOVAL OF EXISTING FLOORING
- 6 REMOVE EXISTING STAIRS, DOOR FRAME, WALLS AND FINISHES. PROVIDE NEW FLOOR FRAMING AS DESIGNED BY A STRUCTURAL ENGINEER

CASE CONSTRUCTION SHALL EXAMINE CONDITION OF EXISTING FOUNDATION AND REPAIR/RE-ENFORCE AS REQUIRED  
EXISTING BASEMENT SHALL BE USED FOR STORAGE ONLY

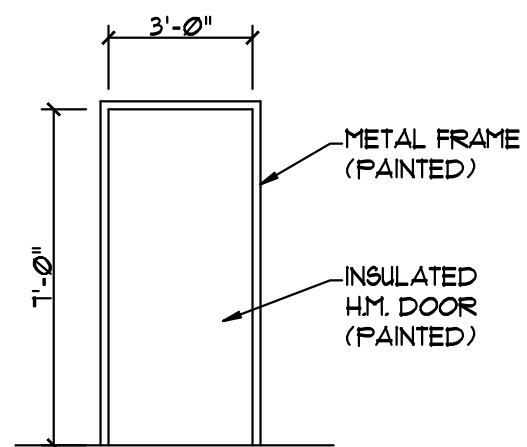


**FRONT APPROACH BARRIER FREE DOOR CLEARANCES**  
NOT TO SCALE



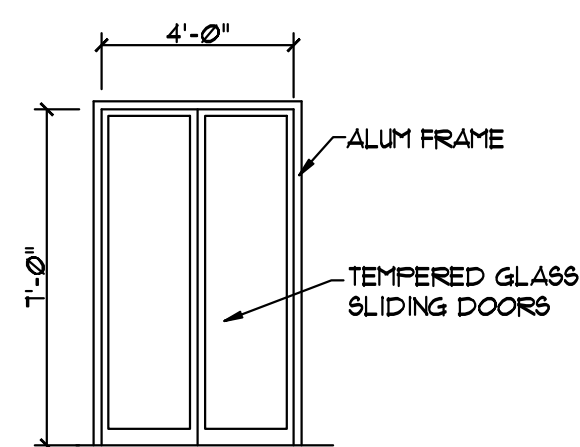
**ELEVATION "B"**  
SCALE 1/4" = 1' - 0"  
DOOR NUMBERS

- 3
- 5
- 7
- 9
- 10
- 11
- 12
- 14
- 15
- 16
- 17
- 18
- 20
- 21
- 22
- 23



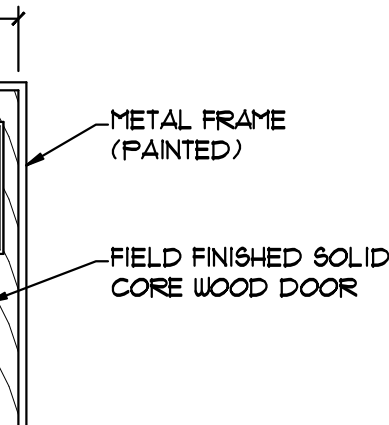
**ELEVATION "D"**  
SCALE 1/4" = 1' - 0"  
DOOR NUMBERS

- 6
- 26



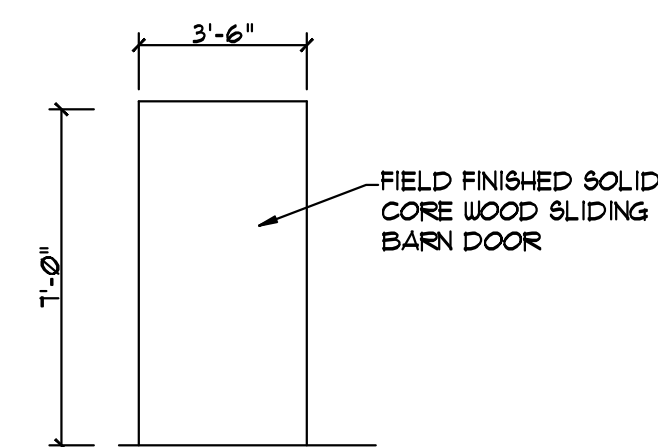
**ELEVATION "E"**  
SCALE 1/4" = 1' - 0"  
DOOR NUMBER

- 24



**ELEVATION "C"**  
SCALE 1/4" = 1' - 0"  
DOOR NUMBERS

- 15
- 25



**ELEVATION "F"**  
SCALE 1/4" = 1' - 0"  
DOOR NUMBER

- 8

**DOOR ELEVATIONS**

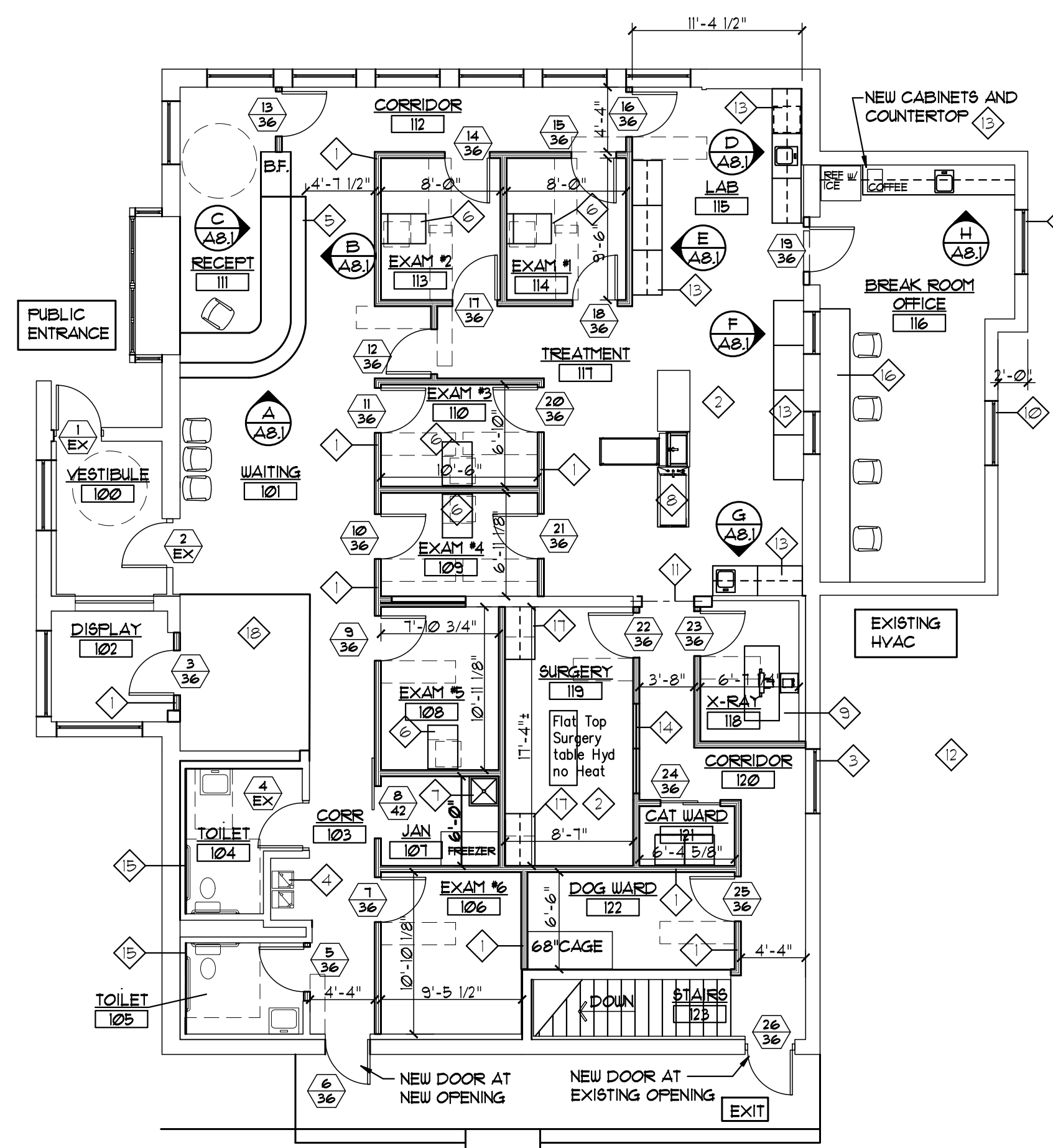
1/4" = 1' - 0"

**NOTES:**

VERIFY ALL FINISH HARDWARE WITH OWNER INCLUDING DOOR LEVERS, HINGES, CLOSERS AND LOCK SETS.

DOOR #3 MAY NEED TO BE A LEADED DOOR. VERIFY WITH EQUIPMENT SUPPLIER AND LOCAL BUILDING DEPARTMENT.

DOORS 1, 2 AND 4 ARE EXISTING TO REMAIN. CLEAN AND PROVIDE NEW DOOR HARDWARE TO MATCH NEW DOORS.



**PROPOSED FLOOR PLAN**  
SCALE: 1/8" = 1' - 0"

SQUARE FEET TO INSIDE WALLS: 3182

**FLOOR PLAN NOTES:**

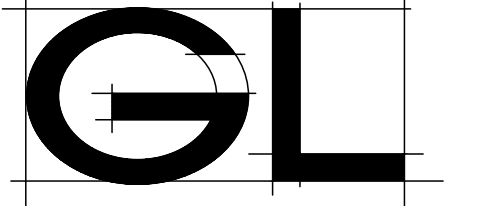
- 1 ALL INTERIOR PARTITIONS TO BE 5/8" GYPSUM BOARD FINISH ON METAL STUD FRAMING FROM FINISH FLOOR UP TO UNDERSIDE OF DECK OR MIN 6" ABOVE FINISH CEILING. PROVIDE SOUND ATTENUATION INSULATION FULL HEIGHT AT ALL WALL CAVITIES. PAINTED BOTH SIDES OF GYP BOARD UNLESS NOTED OTHERWISE.
- 2 PROVIDE CEILING MOUNTED OXYGEN AND SCAVENGE LINES AS VERIFIED w/ PATTERSON
- 3 NEW WINDOW AT EXISTING BLOCK WALL. LOCATE IN FIELD
- 4 RELOCATED DRINKING FOUNTAIN
- 5 NEW RECEPTION DESK FURNISHED AND INSTALLED BY CASE CONSTRUCTION. VERIFY DESIGN w/ OWNER PRIOR TO FABRICATION
- 6 2'-0" x 2'-0" BASE CABINET w/ 12" OVERHANG (VERIFY w/ BF CLEARANCES). FULL-OUT SHELF. NO SINK. FURNISHED AND INSTALLED BY CASE CONSTRUCTION. SEE DETAIL 1/ A&J
- 7 NEW SLOP SINK. PROVIDE NEW FRP BEHIND SINK
- 8 EQUIPMENT FURNISHED AND INSTALLED BY PATTERSON
- 9 PROVIDE LEAD LINING @ 1" HIGH, (4) WALLS IN X-RAY ROOM PER CODE
- 10 NEW WINDOW AT EXISTING OPENING
- 11 PROVIDE NEW LINTEL AS REQUIRED
- 12 RE-WORK/ ADD TO EXISTING GRADE SO WATER DRAINS AWAY FROM THE BUILDING.
- 13 CABINETS AND COUNTERTOPS FURNISHED AND INSTALLED BY CASE CONSTRUCTION. SEE SHEET A&J FOR ELEVATIONS
- 14 NEW 3'-0" x 6'-0" INTERIOR WINDOW, TOP OF WINDOW AT 1'-0" AFF. PROVIDE TEMPERED GLASS
- 15 PROVIDE NEW 5/8" GYP BOARD TO EXISTING WALL FOR BARRIER FREE CODE COMPLIANT CLEARANCE AT EXISTING TOILETS. REMOVE AND RE-INSTALL GRAB BAR AND ACCESSORIES AS REQUIRED
- 16 PROVIDE NEW 2'-0" COUNTERTOP WITH BLOCKING AND BRACING AS REQ'D. VERIFY HEIGHT w/ OWNER
- 17 PROVIDE NEW 2'-0" x 3'-6" LONG COUNTERTOP, NEW 2" BASE CABINET WITH 18" KNEE SPACE. PROVIDE BLOCKING AND BRACING AS REQ'D. VERIFY HEIGHT w/ OWNER
- 18 PROVIDE NEW FLOOR FINISH OVER NEW FRAMING AT REMOVED STAIRS

DRAWN	DGH	CHECKED	REVISOR	DATE
REVISIONS				

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DATE: FEBRUARY 15, 2024  
Mar 05, 2024 - 3.31pm



BUILDING RENOVATIONS FOR  
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2789 WASHTENAW AVENUE YPSILANTI, MICHIGAN

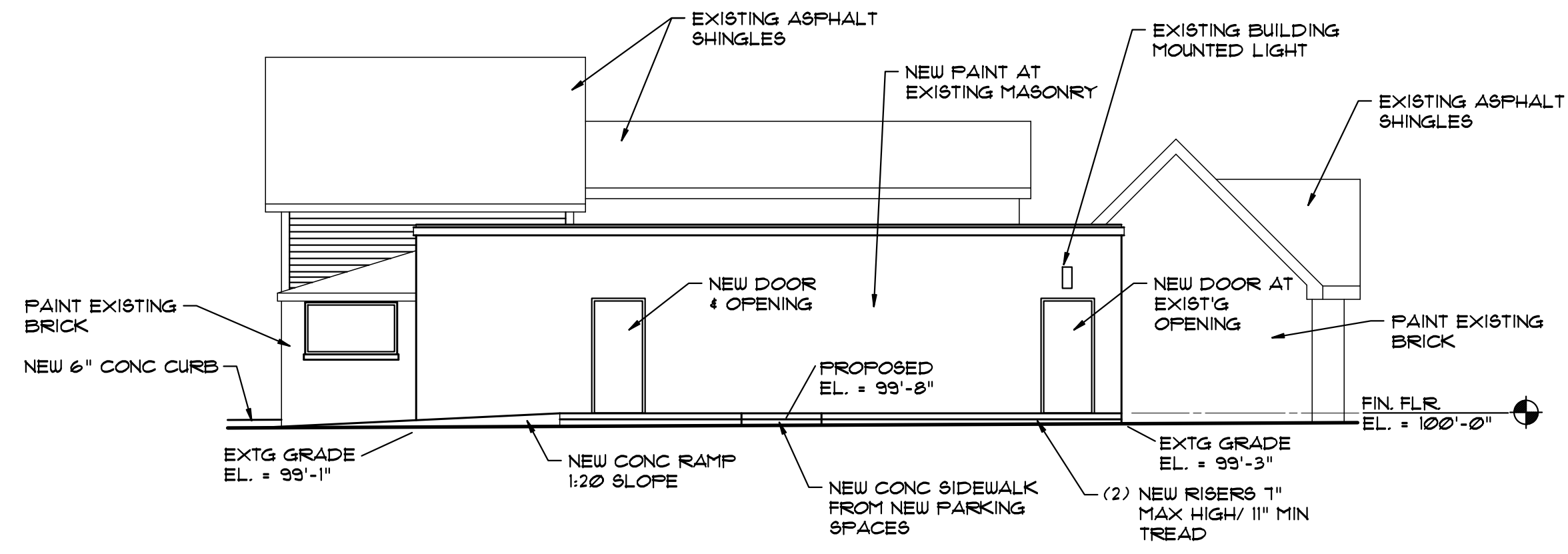
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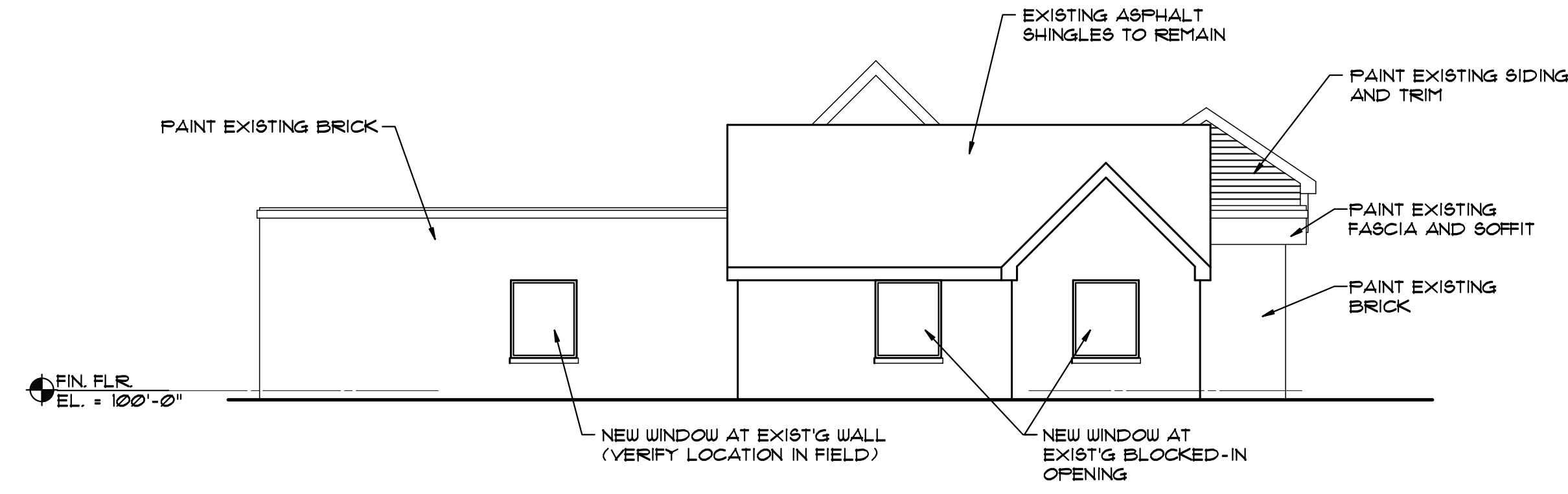
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*David P. Dugan*

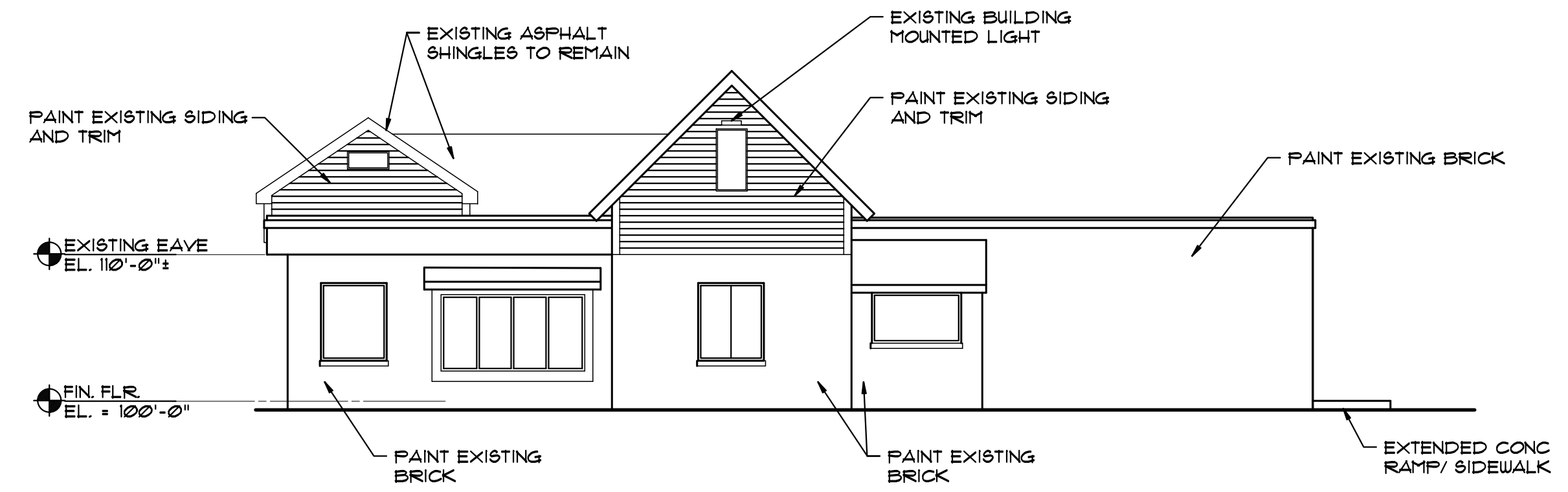




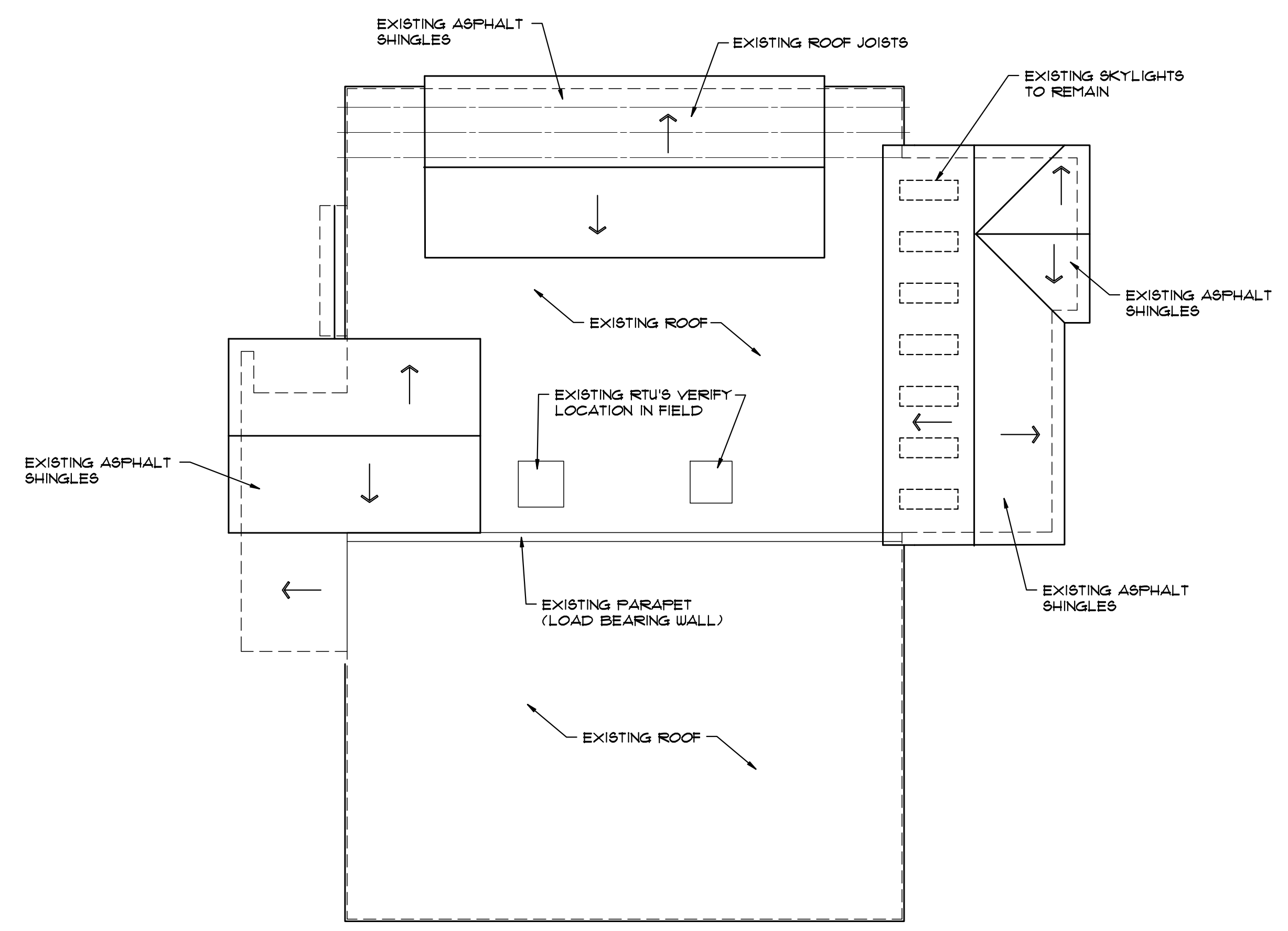
EXISTING  
**SOUTH (REAR) ELEVATION**  
SCALE: 1/8" = 1'-0"



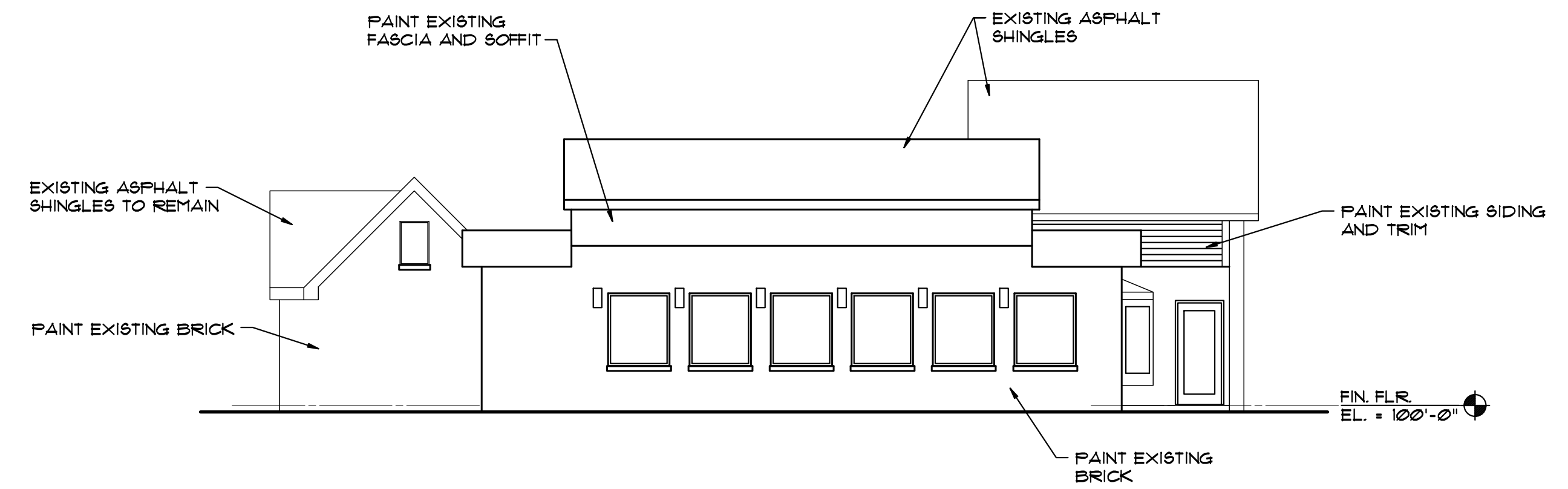
EXISTING  
**EAST (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



EXISTING  
**WEST (SIDE) ELEVATION**  
SCALE: 1/8" = 1'-0"



EXISTING  
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



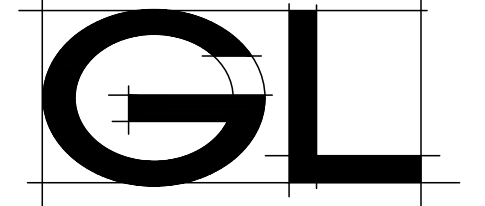
EXISTING  
**NORTH (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"

*Handwritten signature*

DRAWN		CHECKED		REVISED DATE		DATE	
DCH							
REVISIONS							

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Map 087 2023-50 A6.1.dwg  
FEBRUARY 15, 2024  
1:49pm