



REGULAR MEETING AGENDA

**Tuesday, November 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 or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE OCTOBER 08, 2024, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
 - A. **CLASS A DESIGNATION – LOS AMIGOS PROPERTY, LLC – 2851 E. MICHIGAN AVENUE – PARCEL K-11-01-310-001 – TO CONSIDER THE CLASS A NON-CONFORMING DESIGNATION APPLICATION OF LOS AMIGOS PROPERTY, LLC TO PERMIT THE SIGN COPY CHANGE OF THE EXISTING LEGAL NON-CONFORMING POLE / PYLON SIGN.**
6. OLD BUSINESS
7. NEW BUSINESS
 - A. **PRELIMINARY SITE PLAN – HOLIDAY INN EXPRESS – 350 & 460 JOE HALL DRIVE – PARCEL K-11-38-363-029 & K-11-38-363-003 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF ANDY PATEL TO PERMIT THE CONSTRUCTION OF A 93-ROOM, 4-STORY HOTEL FOR A 4.68-ACRE SITE ZONED I-T, INNOVATION AND TECHNOLOGY.**
 - B. **ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2025 CALENDAR YEAR**
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

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

COMMISSIONERS PRESENT

Bill Sinkule
Elizabeth El-Assadi
Gloria Peterson
Larry Doe
Darrell T. Kirby

STAFF AND CONSULTANTS

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

• **CALL TO ORDER/ESTABLISH QUORUM**

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

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

MOTION: Mr. Doe **MOVED** to approve the August 27, 2024 & September 10,2024, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

• **APPROVAL OF AGENDA**

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

• **PUBLIC HEARINGS**

None to Report.

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **SPECIAL LAND USE – SHEETZ – 755 S. HEWITT ROAD, 2103 AND 2059 W. MICHIGAN AVENUE – PARCEL K-11-18-100-019, K-11-39-350-023, AND K-11-39-350-022 – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF SKILKEN GOLD TO PERMIT THE CONSTRUCTION OF A 6,139 SQ. FT. GAS STATION / CONVIENENCE STORE WITH 8 GAS PUMPS FOR A 7.36-ACRE SITE ZONED RC, REGIONAL CORRIDOR WITH A SITE TYPE C DESIGNATION.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION: Ms. El-Assadi **MOVED** to approve the Special Land Use Permit submitted by Skilken Gold, to permit the construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen fueling positions) at the properties located at 755 S. Hewitt Road and 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-18-100-019, K-11-39-350-023, and K-11-39-350-022, as the proposal meets the criteria in Article 10, Special Land Use with the following conditions:

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

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

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

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

MOTION PASSED.

- b. **PRELIMINARY SITE PLAN – SHEETZ – 755 S. HEWITT ROAD, 2103 AND 2059 W MICHIGAN AVENUE – PARCEL K-11-18-100-019, K-11-39-350-023, AND K-11-39-350-022 –TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF SKILKEN GOLD TO PERMIT THE CONSTRUCTION OF A 6,139 SQ. FT. GAS STATION / CONVIENENCE STORE WITH 8 GAS PUMPS FOR A 7.36-ACRE SITE ZONED RC, REGIONAL CORRIDOR WITH A SITE TYPE C DESIGNATION.**

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

MOTION: Ms. El-Assadi **MOVED** to approve e the Preliminary Site Plan submitted by submitted by Skilken Gold, to permit the construction of a 6,132 sq. ft. convenience store / gas station / restaurant building, and eight (8) gas pumps (for a total of sixteen fueling positions) at the properties located at 755 S. Hewitt Road and 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-18-100-019, K-11-39-350-023, and K-11-39-350-022, with the following conditions:

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

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

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

MOTION PASSED.

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

- **Correspondence Received**

None to Report.

- **Planning Commission members**

None to Report.

- **Members of the audience**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

None to Report

- **OTHER BUSINESS**

None to Report

- **ADJOURNMENT**

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

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Respectively Submitted by Minutes Services

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

Staff Report
Los Amigos Property, LLC
2851 E. Michigan Avenue, Ypsilanti, MI 48198
Class A Non-Conforming Designation

November 26, 2024

Applicant: Johnson Sign Company

Plan Date: September 23, 2024

Location: 2851 E. Michigan Avenue, Ypsilanti, MI 48198 Parcel K-11-01-310-001

Zoning: RC – Regional Corridor – Site Type C

Action Requested: Class A Non-Conforming Designation

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a Class A Non-Conforming Designation Application from Ms. Jess Johnson representing Los Amigos Property, LLC requesting a Class A Designation for two legal non-conforming signs located at 2851 E. Michigan Avenue, Ypsilanti, MI 48198. Los Amigos Property, LLC seeks this approval so they can change the copy of the existing pole / pylon sign.

CROSS REFERENCES

- Article 13, Site Design Standards
- Article 15, Signs
- Article 16, Nonconformities

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

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

2851 E. Michigan Avenue, Ypsilanti, MI 48198 – Aerial Photograph 2024



ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Master Plan
North	Charter Township of Ypsilanti Compost	I-T – innovation and Technology	Neighborhood Transition
South	Industrial / Automotive	RC – Regional Corridor	Mixed Use Corridors
East	Commercial	RC – Regional Corridor	Mixed Use Corridors
West	Commercial	RC – Regional Corridor	Mixed Use Corridors

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2851 E. Michigan Avenue, Ypsilanti, MI 48198 – Street View 2024





ANALYSIS

Article 16. – Nonconformities. Sec. 1602. – Class A Nonconforming Designation

Conditions for approval of a Class A Designation: After holding a public hearing, the Planning Commission may grant a Class A designation upon finding that all the following conditions exist:

- 1. A determination that the structure of is of land is nonconforming as defined in the ordinance.**

Article 15. – Signs. Sec. 1500.12: Legal Non-Conforming Signs

Non-conforming signs are those signs lawfully erected prior to the adoption of this ordinance. All existing legal non-conforming signs shall be permitted to continue as such until removed or until changes other than painting or servicing are made, at which time they shall conform to the provisions of this ordinance.

Items to be addressed: The existing pylon / pole sign was legally erected in 2006. Since then, the zoning ordinance has changed and with it, sign requirements such as height, area, materials, etc. To change the sign copy (sign face) on a legal non-conforming sign, the property owner must obtain a Class-A Designation as changing the sign copy is more intense than simple servicing.

Article 15. – Signs. Sec. 1500.6: Permitted Signs in Form-Based Districts

Regional Corridor Ground Sign Requirements	Required	Existing
Sign Square Footage	32 sq. ft.	40 sq. ft.
Sign Height	Maximum 6 ft.	20 ft.
Setback	2 feet from R.O.W – 3 feet from sidewalk.	13 feet from sidewalk.
Landscaping	1 sq. ft. per 1 sq. ft. of sign area.	N/A

Items to be addressed: Per the table above, the existing pole / pylon sign exceeds the current standards of the ordinance, thus it is a legal non-conforming sign. To change the sign copy (sign face) on a legal non-conforming sign, the property owner must obtain a Class-A Designation as changing the sign copy is more intense than simple servicing.

- 2. The nonconformity does not significantly depress the value of nearby properties.**



- a. The Planning Department does not believe that the continuation of this non-conformity will suppress values of nearby properties. The sign is in relatively good condition, and the property owners will continue to service this sign with the installation of a new sign copy.
- 3. The nonconformity is not contrary to the public health, safety, and welfare.**
 - a. The continuation of this sign as a Class A Non-Conforming Sign is not anticipated to affect public health, safety, or welfare. Its presence does not obstruct visibility or interfere with pedestrian or vehicular traffic. The sign's height and setback provide adequate distance from the sidewalk, and there is no adverse safety concerns associated with the requested copy change.
 - 4. No useful purpose would be served by the strict application of requirements for such a nonconformity under this Ordinance.**
 - a. Enforcing strict compliance would require the applicant to remove or replace the existing sign with one conforming to current standards, despite the sign's historical compliance and current structural soundness. As the sign's visibility serves both local and regional traffic, the non-conforming structure continues to meet the needs of the business and is consistent with other signs along this corridor.
 - 5. Signage: Signage associated with the use shall be in compliance with Article 15.**
 - a. While the sign does not comply with the current height and square footage limits in Article 15, it was legally erected and has remained in good condition. Granting the Class A Designation will allow the property owner to change the sign copy in compliance with legal non-conforming regulations without requiring structural alterations.
 - 6. Plan for site improvements:**
 - a. The applicant should submit a plan for any site improvements necessary to bring the site into compliance with landscaping, pedestrian access, or other zoning elements as directed by the Planning Commission. Potential improvements may include adding required landscaping around the sign to align with Article 15 standards, enhancing the visual appearance of the site.
 - 7. Other conditions may be attached to the approval to assure that the structure or use of land does not become contrary to this Ordinance.**
 - a. The Planning Commission may require additional conditions, such as regular maintenance of the sign and site landscaping or compliance with any specific lighting requirements, to ensure the site remains in harmony with the surrounding area.



RECOMMENDATIONS

The Planning Department has reviewed the application for a Class A Non-Conforming Designation for two legal non-conforming signs at 2851 E. Michigan Avenue. The requested designation will allow the applicant to change the copy on an existing pole/pylon sign, bringing it into compliance with the Township's legal non-conforming standards. The Planning Department recommends approval of the Class A Non-Conforming Designation with the following conditions:

- 1. The property owner shall comply with all current Township Sign Ordinance standards regarding maintenance and repair of the sign structure.*
- 2. The property owner shall maintain landscaping around the sign base in accordance with Article 15 requirements, ensuring one square foot of landscaping per one square foot of sign area.*
- 3. 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 postpone:

"I move to postpone the Class A Non-Conforming Designation application submitted by Johnson Sign Company on behalf of Los Amigos Property, LLC, for 2851 E. Michigan Avenue, Ypsilanti, MI 48198, Parcel K-11-01-310-001, to consider comments and feedback presented at this evening's Planning Commission Meeting."

Motion to approve:

"I move to approve the Class A Non-Conforming Designation application submitted by Johnson Sign Company on behalf of Los Amigos Property, LLC, for two legal non-conforming signs at 2851 E. Michigan Avenue, Ypsilanti, MI 48198, Parcel K-11-01-310-001, with the following conditions:

- 1. The property owner shall comply with all current Township Sign Ordinance standards regarding maintenance and repair of the sign structure.*
- 2. The property owner shall maintain landscaping around the sign base in accordance with Article 15 requirements, ensuring one square foot of landscaping per one square foot of sign area.*
- 3. Any other conditions based upon Planning Commission discussion.*

Township Supervisor
Brenda L. Stumbo
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— PLANNING & ZONING DEPARTMENT —

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Motion to deny:

"I move to deny the Class A Non-Conforming Designation application submitted by Johnson Sign Company on behalf of Los Amigos Property, LLC, for 2851 E. Michigan Avenue, Ypsilanti, MI 48198, Parcel K-11-01-310-001, due to the following reasons:"

1. _____
2. _____
3. _____

Respectfully submitted,

Fletcher Reyher

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

CLASS A NON-CONFORMING DESIGNATION APPLICATION

I. PROJECT LOCATION

Address: 2851 E Michgian Ave Parcel ID #: K-11-01-310-001 Zoning RC
Lot Number: _____ Subdivision: _____

II. APPLICANT INFORMATION

Applicant: Johnson Sign Co for Los Amigos Property, LLC Phone: 734-483-2000
Address: 2240 Lansing Ave City: Jackson State: MI Zip: 49202
Fax: _____ Email: jess@johnsonsign.com
Property Owner: Juan Espinoza, Los Amigos Property LLC Phone: _____
Address: 2851 E Michgian Ave City: Ypsilanti State: MI Zip: 48198
Fax: _____ Email: _____

III. FEES

Total: \$2,000	Breakdown of fee:	Non-refundable:	\$ 1,000
		Refundable:	\$ 1,000

IV. APPLICANT SIGNATURE

The following are attached to this application:

- Name(s) and address(es) of all record owner(s) and proof of ownership.
 - If applicant is not the fee-simple owner, the owner's signed authorization for application must be attached to this application.
- Scaled and accurate survey drawing, correlated with a legal description and showing all existing buildings, drives and other improvements.
 - A site plan required, if requested by the planning commission, which shall meet all the requirements of Section 910 of the zoning ordinance: Attached Not Applicable
- Section of Zoning Ordinance involved in this request: Article XV, Sec 1509.12/13
- Described proposed use:
Proposed reface of existing pole and wall sign cabinet for restaurant

Juan C Espinoza
Applicant Signature

Juan C Espinoza
Print Name

08/26/2024
Date

Please note: Application cannot be appealed to the Zoning Board of Appeals. If denied by the Planning Commission, re-application can be made to the Planning Commission after 365 days, after the date of this application, except on the grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

RECEIVED
BY _____
SEP 24 2024
YPSILANTI TOWNSHIP
OCS



Date of this notice: 11-16-2017

Employer Identification Number:
82-3431933

Form: SS-4

Number of this notice: CP 575 A

LOS AMIGOS PROPERTY LLC
JUAN CARLOS ESPINOZA HERNANDEZ SOLE
2851 E MICHIGAN AVE
YPSILANTI, MI 48198

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 82-3431933. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 940	01/31/2018
Form 944	01/31/2018

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is LOSA. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 A (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number () - _____ Best Time to Call _____

DATE OF THIS NOTICE: 11-16-2017
EMPLOYER IDENTIFICATION NUMBER: 82-3431933
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
[Barcode]

LOS AMIGOS PROPERTY LLC
JUAN CARLOS ESPINOZA HERNANDEZ SOLE
2851 E MICHIGAN AVE
YPSILANTI, MI 48198



JOHNSON SIGN CO.

BUILDING FIRST IMPRESSIONS THAT LAST

Jess Johnsen
Permit Coordinator
Johnson Sign Co
2240 Lansing Ave
Jackson, Mi 49202

October 23 , 2024

Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti MI, 48197

To whom it may concern:

We are requesting consideration for Class A nonconforming sign designation for the existing pylon sign at 2851 E Michigan Ave.

Per ordinance Article XV, Sec 1509.12 & 13 the existing pylon sign is a legal nonconforming sign and if granted a Class A designation change of copy may be allowed.

We believe the sign meets both criteria listed for Class A designation:


- A. The granting of a continuance of the nonconforming sign will not create unfair advertising advantage over other properties in conformance with the sign provisions of this Article.
- B. A nonconforming use shall not be permitted to add additional signs to the building or premises. Existing signs accessory to nonconforming uses may be maintained.

Thank you for your consideration,

Jess Johnsen

Permit Coordinator
jess@johnsonsign.com
(734) 483-2000

JACKSON · LANSING · YPSILANTI · MANISTEE · SAGINAW

 +800-517-3720

 INFO@JOHNSONSIGN.COM

 WWW.JOHNSONSIGN.COM

 CORPORATE HEADQUARTERS
2240 LANSING AVE.
JACKSON, MI 49202



Pole Sign

Wall Sign




Pylon Sign: Face Change - Dbl Sided
60" h x 96" w



Wall Sign: Face Change
60" h x 73" w



Viewer Note: This sign design concept, sign rendering, and sign drawing plan, is for presentation purposes only. Sizes may vary, and colors may appear different from computer monitor and / or printer inks.

	2701 Spring Grove Ave. Cincinnati, OH. 45225	p: 513.381.7915 e: info@carpentersigns.com	Project Address: 2851 E Michigan Ave, Ypsilanti Charter Twp, MI 48198		File: _____	Rev 1: _____	Customer Approval / Landlord Approval:	
	www.CarpenterSigns.com		Date: _____	Designs: _____	(Customer Signature) _____	(Date) _____	(Landlord Signature) _____	(Date) _____
			Sales: _____					

Planning Department Report

Project Name: Holiday Inn Express

Location: 350 & 460 Joe Hall Drive, Ypsilanti, MI 48197

Date: 11-26-2024

- | | |
|---|---|
| <input checked="" type="checkbox"/> Full Preliminary Site Plan Review # 5
<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 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
Planning Department	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 11-22-2024
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 11-11-2024
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 06-24-2024
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 06-25-2024
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 11-01-2024
Daniel Lewis, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 11-14-2024
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Department Recommended Action:

The Holiday Inn Express is now eligible for Preliminary Site Plan Review by the Planning Commission and has been scheduled for the Planning Commission meeting on Tuesday, November 26, 2024. The Planning Department recommends that the Planning Commission grant Preliminary Site Plan approval, provided the applicant secures the necessary variance as outlined in the staff report and addresses all outstanding comments from the Township Planning Department and outside reviewing agencies.

Per the Township Zoning Ordinance, the applicant must obtain the proposed height variance before the Planning Commission can make a formal motion.



**Staff Report
Holiday Inn Express Hotel
350 & 460 Joe Hall Drive
Preliminary Site Review**

November 26, 2024

Applicant: Andy Patel

Project Name: Holiday Inn Express

Plan Date: October 06, 2024

Location: 350 & 460 Joe Hall Drive, Ypsilanti, MI 48197, Parcels K-11-38-363-029 & K-11-38-363-003.

Zoning: I-T, Innovation and Technology

Action Requested: Preliminary Site Plan Consideration

CASE LOCATION AND SUMMARY

The Office of Community Standards is in receipt of a Preliminary Site Plan Application from Holiday Inn Express developer Andy Patel for a proposed 93-room, 4-story hotel at the intersection of Joe Hall Drive and Seaver Drive. The site is currently vacant, and directly west of the strip mall that includes Leo's Coney Island, Jet's Pizza, and Powerhouse Gym. The site is made up of two (2) sperate parcels and would be combined if the site plan is approved.

SUBJECT SITE USE, ZONING AND COMPREHENSIVE PLAN

The Charter Township of Ypsilanti 2040 Master Plan designates this site as Township Core. The designation is summarized below:

"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."

The site is also designated as "Special Area Plan." The description of this specific area plan is below:

"The Township Core will serve as the central gathering place and commercial base of the Township. The area is centrally located and is already well served with infrastructure, public transportation, established foundational uses, and convenient



access. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township Residents.”

The site’s location is on the border of two sub designations within the Special Area Plan: Mixed Use Core and Innovation and Employment. The description of these specific sub designations is below as well as a map indicating the location of the site relative to the Special Area Plan.

Mixed Use Core: Uses with a community-wide draw – such as hotels, restaurants, shopping and public parks, spaces, and buildings, including government offices and a community center.

Innovation & Employment: Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.

**350 & 460 Joe Hall Drive, Ypsilanti, MI 48197
Aerial Photograph – 2024**





ANALYSIS

The plans have been reviewed by Township Staff and Consultants in accordance with our procedures.

Planning Consultants (Carlisle/Wortman Associates):

Carlisle Wortman Associates, Inc. reviewed the Preliminary Site Plan and, in a letter dated November 22, 2024, recommended several items for discussion with the Planning Commission before the applicant proceeds with seeking one (1) variance from the Zoning Board of Appeals.

Engineering Consultants (OHM):

The Township Engineer recommended approval in their letter dated November 11, 2024. OHM has provided five (5) preliminary detailed engineering comments that will be addressed at the time of Final Site Plan and Detailed Engineering.

Ypsilanti Community Utilities Authority (YCUA):

YCUA reviewing agent Scott Westover has recommended conditional approval in his letter dated June 25, 2024.

Ypsilanti Township Fire Department (YTFD):

YTFD Fire Marshall Steve Wallgren has recommended conditional approval in a letter dated June 24, 2024.

Washtenaw County Water Resources Commission (WCWRC):

Reviewing agent Daniel Lewis, P.E. has asked that application to address four (4) items in a letter dated November 14, 2024.

Washtenaw County Road Commission (WCRC):

WCRC Project Manager Gary Straight provided a review letter dated November 01, 2024, and has required the installation of a traffic signal at the Joe Hall Drive and Huron Road Intersection. This traffic mitigation study is based on the Level of Service (LOS) for the eastbound movement on Joe Hall Drive at Huron Road, projected traffic delays, and the Southeast Michigan Transportation Safety Plan.

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

SUGGESTED MOTIONS:

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 suggested herein, as they deem appropriate.*

Motion to postpone:

*“I move to postpone the request for **Preliminary Site Plan** approval for construction of a 93-room, 4-story hotel building at the properties located at 350 & 460 Joe Hall Drive, Ypsilanti, MI 48197, Parcels K-11-38-363-029 & K-11-38-363-003 to allow the applicant time to obtain the required variance as outlined in the staff report.”*

Respectfully submitted,

Fletcher Reyher

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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 27, 2023
June 19, 2024
August 1, 2024
November 22, 2024

Preliminary Site Plan Review
For
Ypsilanti Charter Township, Michigan

Applicant:	InterContinental Hotels Group
Project Name:	Holiday Inn Express
Plan Date:	July 17, 2024
Location:	350 and 460 Joe Hall Drive (K-11-38-363-029, K-11-38-363-003)
Zoning:	Innovation and Technology (I-T)
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

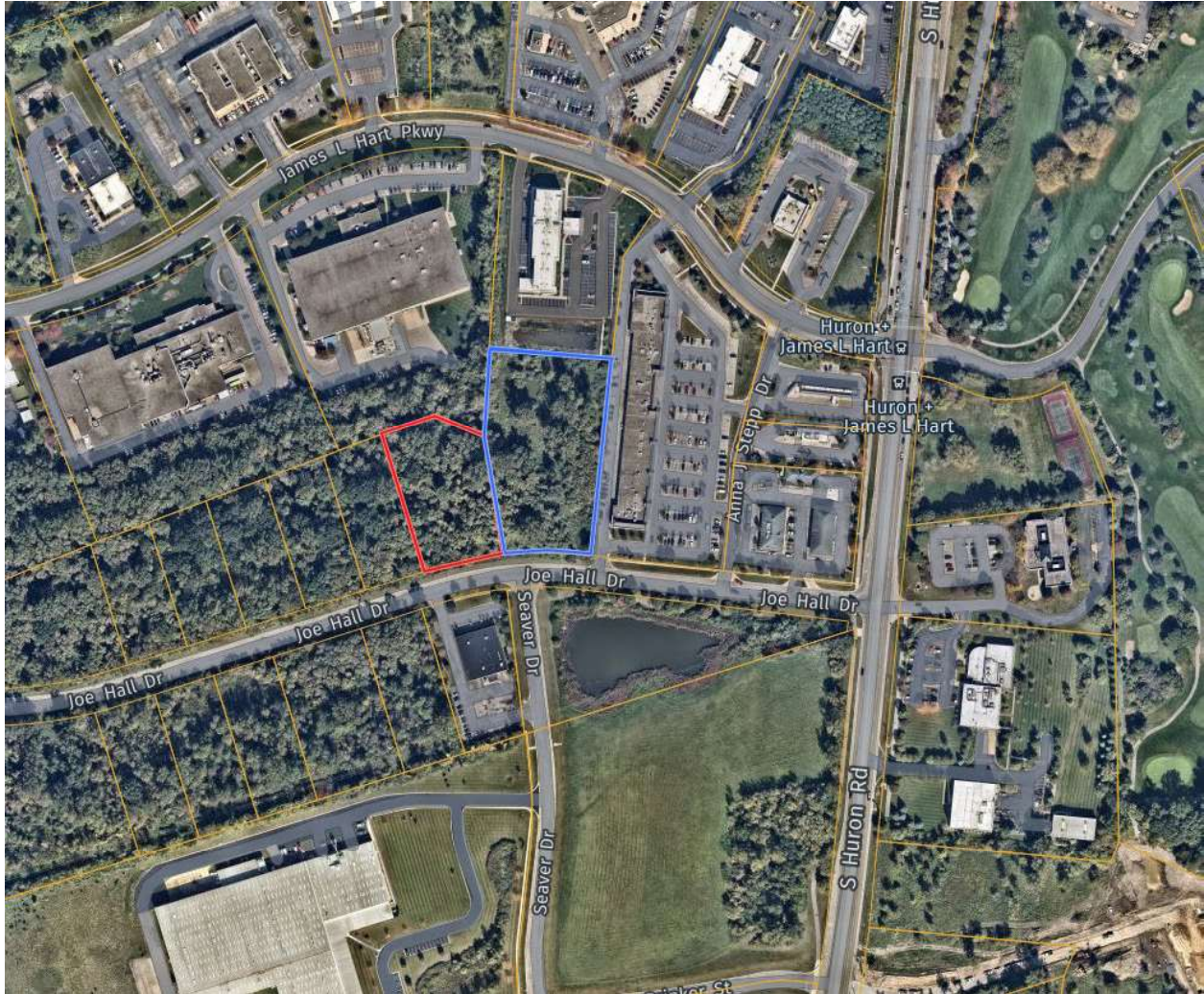
An application has been submitted for a 93-room, 4-story Holiday Inn with off-street parking. The site consists of two (2) parcels, totaling approximately 4.68 acres. The lots will be required to be combined if the site plan is approved. The site is bisected by an 80-foot-wide county drain, a 40-foot-wide public utility easement, and a 25-foot-wide private utility easement. The site is currently vacant, and directly west of the strip mall that includes Leo's Coney Island, Jet's Pizza, and Powerhouse Gym. To the north, is the Hampton Inn & Suites Ypsilanti Hotel.

The site will be accessed by one (1) point of entry/exit off Joe Hall Drive. The hotel is noted as being served with 98 parking spaces and will also feature a pool, patio area and fitness center.

The site is currently zoned Innovation and Technology (I-T) and the Future Land Use Map indicates it as being Township Core. This district is intended for a mixture of technology, office, craft manufacturing, and light industrial uses. It serves as the entryway to the town center transitioning from the north. The proposed use as a hotel is permitted.

Location of Subject Property:

An aerial photo is shown below depicting the site located at 350 (blue) and 460 (red) Joe Hall Drive.



Surrounding Property Details:

Direction	Master Plan	Zoning	Use
North	Township Core	I-T, Innovation Technology	Hotel
South	Township Core	I-T, Innovation Technology TC, Town Center	Office, Vacant
East	Township Core	TC, Town Center	Commercial Retail
West	Township Core	I-T, Innovation Technology	Vacant

Size of Site:

The total area of the subject site is +/- 4.7 acres (203,861 sq/ft).

Current Use of Site:

The site is currently vacant.

Proposed Use of Site:

An application has been submitted for a 93-room, 4-story Holiday Inn Express hotel.

Items to be Addressed: None

MASTER PLAN

The future land use plan designates the proposed site as Township Core. This designation is summarized below.

“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.”

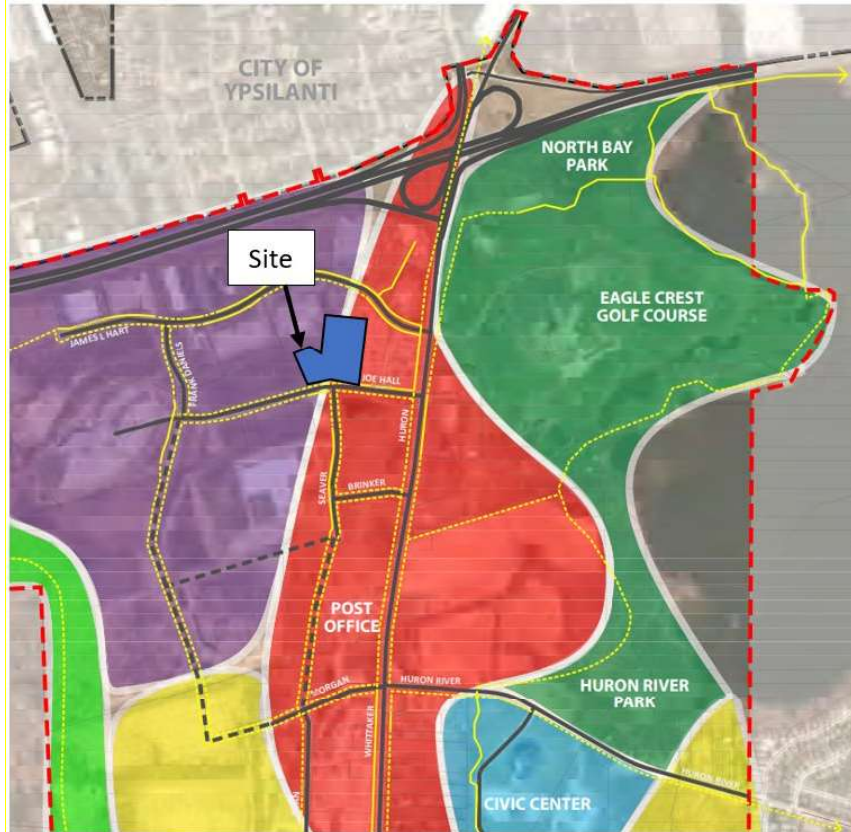
The site is also designated as “Special Area Plan”. The description of this specific area plan is below.

“The Township Core will serve as the central gathering place and commercial base of the township. The area is centrally located and is already well served with infrastructure, public transportation, established foundational uses, and convenient access. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township residents.”

The site’s location is on the border of two sub designations within the Special Area Plan: Mixed Use Core and Innovation and Employment. The description of these specific sub designations is below as well as a map indicating the location of the site relative to the Special Area Plan.

Mixed-use Core: Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.

Innovation & Employment: Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.



FUTURE LAND USE - TOWNSHIP CORE

Ypsilanti Township, Washtenaw County

- Mixed-use Core:**
Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.
- Residential:**
Residential areas designed to complement and bring vitality to the mixed use core. Types of homes could include single-family residential, attached residential and multiple-family.
- Institutional:**
The Civic Center, Library and Vietnam Veterans Memorial are located here. Complementary institutional uses - such as other government offices, parks, event space – should be located here
- Innovation & Employment:**
Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.
- Open Space & Recreation:**
North Bay Park, Eagle Crest Golf Course and Huron River Park are located here. These entities are an open space system that should be linked by trails and give the public access to Ford Lake.
- Buffer Zone:**
The existing wetlands and woodlands in this area should be preserved as a natural system and a buffer between the existing neighborhoods to the south and the more intense land uses in the Township Core.

The use is consistent with the Master Plan’s future land use goals relating to the specific designated use of hotels in the Mixed-use Core description. The use also complements the Innovation & Employment designation through support services for national employers who require lodging for various visitors.

Items to be Addressed: None

NATURAL RESOURCES

Topography: The site is relatively flat with a slight elevation from the southwest to the northeast by approximately five (5) feet.

Woodlands: The site has a significant amount of woodland area with the exception of the northeastern corner of the lot. The applicant has provided a layout showing the location of existing trees on sheet C200. A tree inventory has been provided. Of the two hundred and eight (208) trees surveyed onsite, forty-one (44) will remain and one hundred and sixty-four (164) will be removed. Of the trees being removed, forty-six (46) qualify for replacement.

Per Section 24.63, a use permit must be obtained in order to remove, damage, or destroy any tree or similar woody vegetation with a d.b.h. of eight inches or more. The majority of trees to be removed contain a d.b.h. of eight inches or more. Per Section 24.67 Part 4a, the removal or relocation of trees or shrubs shall be limited to those instances when necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing

undue hardship. Sheet L100 does provide a note that tree replacement is complicated by utility easements and that developer will work with the Township to provide off-site mitigation. Applicant shall provide woodland replacement plan and calculations based on Chapter 24; Article 3.

As set forth in Chapter 24, where tree relocation or replacement is not feasible within the woodland area, or on the property where the activity is to be conducted, or on other approved property within the township, the permit grantee shall pay into the township tree fund monies for tree replacement in a per-tree amount representing the current market value for the tree replacement that would be utilized for the maintenance and preservation of woodland areas and the planting and maintenance of trees within the township.

Wetlands: The applicant has submitted a wetland delineation report prepared by Merjent. Merjent identified one wetland totaling 0.04 acre to community type within the survey area. The report concludes:

Wetlands are regulated in Michigan by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under the Natural Resources and Environmental Protection Act (NREPA, P.A. 451). Wetlands that meet one of the following are considered regulated: 1) wetlands within 500 feet of the OHWM of a river, stream, lake, or pond; or 2) wetlands that have a surface water connection to a river, stream, lake, or pond; or 3) wetlands that are five acres or greater in size. Wetlands are regulated under Part 303, Wetlands Protection of NREPA. As referenced in the methodology section, a stream is defined as any watercourses having a bed, banks, and evidence of flow or continued occurrence of water. Streams are regulated in Michigan under Part 301, Inland Lakes and Streams, of NREPA.

In our professional opinion, the wetland identified within the survey area is regulated under Part 303 of P.A. 451. Wetland w01 is within 500 feet of stream s01 which regulates the wetlands under Part 303. Any construction activities within the wetland will require a permit from EGLE under Part 303 of NREPA. This wetland delineation represents our professional opinion. EGLE is the final regulatory oversight on wetland delineations in Michigan. In Michigan, the USACE regulates wetland within certain defined limits of the Great Lakes. The survey area occurs outside of these defined limits, therefore the wetland and stream identified in the survey area will not fall under USACE jurisdiction.

See Merjent wetland report for more details. A wetland permit will be required as part of the final site plan approval.

Items to be Addressed: None.

HEIGHT, BULK, DENSITY AND AREA

		Required / Allowed	Provided	Complies with Ordinance
Setback	Front	20 feet	54 feet	Complies
	Side (east)	20 feet	290 feet	Complies
	Side (west)	20 feet	60 feet	Complies
	Rear	20 feet	60 feet	Complies
Building Height (Feet)		40 feet	54'-8"	Does not Comply
Building Height (Stories)		N/A	4	N/A
Parking Location		Rear and Side yard. Front yard is permitted in the required front yard provided a minimum unobstructed and landscaped setback of twenty (20) feet is provided.	7 spaces in front yard, and screened.	Complies

The building height exceeds the 40-foot height maximum by 14-feet. The applicant is seeking a height variance. The ZBA meeting is scheduled December 4th.

Items to be Addressed: Applicant is seeking a height variance. The ZBA meeting is scheduled December 4th.

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The site will be accessed by two (2) points off entry off Joe Hall Drive to the south. A traffic study will be submitted for review by the Road Commission. The applicant provides access around the perimeter of the entire hotel. At the structure’s main entrance, a 22-foot-wide drop-off lane is shown. The drop off lane is bisected by a concrete curb island providing base to the building entrance canopy. Turning radii for fire trucks have been included on sheet C500. We defer further comment to the Fire Department regarding turning radii and site access.

Items to be Addressed: None

NON-MOTORIZED ACCESS

The applicant has added a sidewalk along Joe Hall Drive.

Items to be Addressed: None

PARKING AND LOADING

Section 1205 G(8) of the Zoning Ordinance requires:

Parking

	Required	Provided
Place of Lodging: One (1) for each one (1) occupancy unit plus one (1) for each employee plus spaces as required for accessory uses such as a bar, restaurant, meeting rooms, etc.	93 rooms = 93 spaces 5 employees = 5 spaces Total = 98 spaces	98
Barrier Free	4	4
Loading	10 sq.ft per front foot of building to be located in the rear	0
Bicycle facility (as set forth in Section 1206)	All sites with parking of ten (10) spaces or greater shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.	0
Total	98 spaces	98 spaces

Loading

The applicant has not indicated any loading area on site. Per Section 1207, a loading space is required for any use involving the receipt or distribution of vehicles or materials or merchandise. Per Part 2(F), “The Planning Commission may grant a waiver in the loading space requirements set forth in this Section, if the applicant is able to demonstrate and the Planning Commission is able to determine that such loading space is not required, based on documented evidence, to accommodate the use on a typical day.” Because the site does not receive materials or merchandise, we find that loading space is not required.

Items to be Addressed: None

LIGHTING

A lighting plan is provided on sheet E101. The applicant proposes twelve (12) free standing light pole fixtures, and twenty-one (21) bollard lights. Footcandle measurements and color temperature comply.

Items to be Addressed: None

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

	Required	Provided	Complies
Plan prepared and stamped by registered Landscape Architect	Plan prepared and stamped by registered Landscape Architect	Stamp	Complies
General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area	5,601 sf of lawn = 6 trees and 11 shrubs	6 trees and 11 shrubs	Complies
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	407 lf = 10 dec trees, 1 orn and 41 shrubs	6 new and 4 existing dec trees, 1 orn, 41 shrubs	Complies
Parking Lot: One (1) large deciduous tree shall be required for each two thousand (2,000) square feet of paved driveway and parking lot surface	48,281 sf = 22 trees	22 trees	Complies
Detention Pond: 1 dec or evg tree and 10 shrubs per 50 lf of top of bank	12 deciduous trees, 120 shrubs	9 deciduous trees and 65 shrubs	Does not comply. See notes below
Perimeter: Canopy trees shall be provided along the perimeter of a parking lot at a minimum rate of one (1) tree per forty (40) feet of lot perimeter; however, trees need not be planted on forty (40) foot centers.	Approximately 1,985 perimeter feet / 40 feet = 50 trees	7	Does not comply. See notes below

The applicant notes that “Due to the number of easements” the applicant is unable to plant the total required number of trees and shrubs onsite. The noted landscape deficiencies:

1. Woodland Replacement: deficient 46 trees
2. Detention Basin Landscaping: deficient 3 trees and 55 shrubs
3. Perimeter: deficient 43 trees

The applicant notes that they will provide fees into the Township tree fund for the 92 trees and 55 shrubs they are deficient. The total amount that the applicant shall pay into tree fund shall be determined as part of the final site plan.

Items to be Addressed: None

FLOOR PLANS AND ELEVATIONS

Exterior building material is first floor brick with EIFs upper stories. As set forth in Section 1306-Building Design, no more than 75% of the building may be a finish material such as EIFs. Based on elevation square footage, it appears that the finish material of EIFs exceeds 75%. The applicant has been asked to provide calculations to confirm that Section 1306-Building Design requirements have been met, however they have not been provided. Furthermore, the elevations do not match. The color

elevations do not match the black and white elevations on A201 including material use and indicated height.

Items to be Addressed: 1). Provide calculations to confirm that building material requirements comply with section 1306; and 2). Provide consistent elevations.

DUMPSTER ENCLOSER AND OTHER FEATURES

The site plan contains a trash enclosure in the site's northwest corner. The dumpster enclosure detail is shown on sheet C501 and constructed of masonry material.

Items to be Addressed: None

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities; though we note that there are a significant amount of easements on site.

Items to be Addressed: None.

RECOMMENDATIONS

We recommend that the Planning Commission consider the application and provide direction to the applicant but do not take action until a height variance is granted by the Zoning board of Appeals.

Issues to be addressed by applicant:

1. Provide calculations to confirm that building material requirements comply with section 1306.
2. Provide consistent elevations.



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

November 11, 2024

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

RE: Holiday Inn Express
Site Plan Review #5

Dear Mr. Reyher:

We have completed the fifth site plan review of the plans dated October 6, 2023, with a latest revision date of July 17, 2024, and stamped received by OHM Advisors on November 7, 2024.

At this time, the plans are recommended for approval for the Planning Commission's consideration. 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 a 93-room, 4-story Holiday Inn Express at the presently vacant 460 Joe Hall Drive. Site improvements, including parking, landscaping, and utility connections, are also being proposed.

The site will be serviced by connection to the existing 12-inch water main and the existing 18-inch sanitary sewer along Joe Hall Drive. Stormwater runoff will be managed by a proposed on-site detention basin and traditional underground conveyance system.

B. PRELIMINARY DETAILED ENGINEERING PLAN 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 during the detailed engineering review phase and as new information is presented.

1. The applicant shall provide a certificate of outlet, signed and sealed by a registered engineer in the State of Michigan, for the proposed stormwater outlet on the plans.
2. It is recommended that the applicant add the structure names to the name of each storm sewer profile for reference.
3. The applicant shall clarify if a loading zone will be provided. If so, its location shall be shown on the plans and a truck turning template shall be provided.
4. It is recommended that a different HMA mix design is utilized (i.e. 4E) due to experience with 13A mix designs prematurely failing.



5. The applicant shall provide an engineer's estimate of probable cost for the project with the detailed engineering submittal.

C. 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).

- ▶ **Ypsilanti Community Utilities Authority (YCUA):** Review and approval of all water main and sanitary sewer improvements is required.
- ▶ **Ypsilanti Township Fire Department:** Review and approval of site accessibility is required.
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval, as well as a drain-use permit, is required.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval of all proposed work within the Joe Hall Drive ROW is required.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main improvements.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- ▶ **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

Matthew D. Parks, P.E.

SLM/MDP

cc: Doug Winters, Township Attorney
Steven Wallgren, Township Fire Marshall
Scott Westover, P.E., YCUA
File

P:\0000_0100\SITE_YpsilantiTwp\2022\0098221150_460 Joe Hall_Holiday Inn\MUNI\01_SITE\PSP#5\Holiday Inn_SP#5_2024-11-11.docx

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



June 24, 2024

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

RE: Preliminary (non-residential) Site Plan Review #3

Project Name:	Ypsilanti Holiday Inn Express
Project Location:	Joe Hall Dr. Ypsilanti, MI 48197
File No:	1139
Plan Date:	6/13/2023
Applicable Codes:	IFC 2018
Engineer:	Vriesman & Korhorn
Engineering Phone:	(269) 697-7120

Status of Review

Status of review: Approved as Submitted

All pages were reviewed.

Site Coverage - Access

Comments: Fire department access on this plan set was modified on 6-11-24 by Dan Lewis. A softer radius was provided to the north side of the Front Island to accommodate better access to the FDC.

Best regards,

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

June 25, 2024

VIA ELECTRONIC MAIL

Mr. Fletcher Reyher, Planning and Development Coordinator
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #3
Holiday Inn Express
Charter Township of Ypsilanti (Plan Date: 05-24-2024)

Dear Mr. Reyher:

In response to the electronic mail message from your office dated June 10, 2024, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to YCUA.

As noted in the October 27, 2023, letter from this office, connection fees for the proposed development. Please note that the total cash price for connection fees, **\$41,013.57 plus the construction phase escrow deposit, YCUA administration fee, and record plan guarantee**, must be paid to YCUA 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., Director of Engineering
Ypsilanti Community Utilities Authority

cc: Mr. Luke Blackburn, Mr. Sean Knapp, File, YCUA
Mr. Steve Wallgren, Township Fire Department
Mr. Matt Parks, P.E., Ms. Stacie Monte, Township Engineer
Mr. Andy Patel, Applicant
Mr. Daniel Lewis, P.E., Applicant's design engineer

COMMISSIONERS
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**WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS**

555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

WWW.WCROADS.ORG
TELEPHONE (734) 761-1500
FAX (734) 761-3737

MATTHEW F. MacDONELL, P.E.
MANAGING DIRECTOR

BRENT M. SCHLACK, P.E.
DIRECTOR OF ENGINEERING
COUNTY HIGHWAY ENGINEER

ADAM L. LAPE
DIRECTOR OF OPERATIONS

DANIEL D. ACKERMAN
DIRECTOR OF FINANCE

November 1, 2024

Vries & Lorhorn

7885 Byron Center Ave SW
Suite A
Byron Center, MI 49315

Attention: Aaron Van Proyen, P.E.

**Regarding: WCRC Permit Application #16123 for Holiday Inn – Joe Hall Road
Ypsilanti Township**

Dear Mr. Van Proyen:

This letter is provided in response to the applicant's Traffic Impact Study (TIS) for the above referenced project. The WCRC has reviewed the TIS in accordance with our Procedures and Regulations for Permit Activity and has provided the following comments:

- The level of service for the eastbound movement on Joe Hall Drive at Huron Road is an F for the current, background and future conditions.
- The proposed development will increase the delay significantly for eastbound traffic at the intersection of Joe Hall Drive and Huron Road which may produce unsafe behaviors by motorists attempting to turn onto Huron Road.
- With the Southeast Michigan Transportation Safety Plan, adopted on June 1, 2023, and its long-term goal of zero deaths and serious injuries by 2050, the WCRC will require a traffic signal be installed at the Huron Road and Joe Hall Drive intersection as part of this development. This signal shall be coordinated with the existing signals on Huron Road from Brinker Way to the I-94 ramps.

The TIS is approved with the above described mitigation strategy required as part of the project. No work shall take place until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327.6692.

Sincerely,



Gary Streight, P.E.
Senior Project Manager

Cc: Andy Patel / Applicant
Brenda Stumbo / Charter Township of Ypsilanti
Doug Winters / Charter Township of Ypsilanti
Fletcher Reyher / Charter Township of Ypsilanti
Sally Elmiger / Charter Township of Ypsilanti
Ben Carlisle / CWA
Matt Parks, P.E. / OHM
Brent Schlack, P.E. / WCRC
Michele Ford, P.E. / WCRC



EVAN N. PRATT, P.E.

Water Resources Commissioner

705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

November 14, 2024

Mr. Daniel Lewis, P.E.
VK Civil
4664 Campus Drive, Suite 111
Kalamazoo, Michigan 49008

RE: Holiday Inn Express 2023
Ypsilanti Township, Michigan
WCWRC Project No. 10045

Dear Mr. Lewis:

This office has reviewed the site plans for the above referenced project to be located in Ypsilanti Township. These plans have a job number of 1139, a date of July 17, 2024, and were received via e-mail on October 30, 2024. As a result of our review, we would like to offer the following comments:

1. The hydraulic gradient has been set at the 2-year storm elevation within the basin, which was calculated to be Elevation 742.51 feet. It appears that the hydraulic gradient is located at or above the top of the pipe downstream of CB-1 and CB-4. The proposed pipe network should be reconfigured so that the hydraulic gradient is located below the top of the pipes throughout the pipe network.
2. There is a calculation error in Worksheet W4, Part D that causes the bankfull volume to be incorrect. This error was observed in the March 27, 2024 plans and was addressed, following our review comment, in the May 24, 2024 plans.
3. As noted in my previous review letter, the provided infiltration volume should be limited to that which can infiltrate within 48 hours. The surface storage volume used in Worksheet W11 should be reduced so that the time to infiltrate the calculated volume credit is limited to 48 hours. **Repeat Comment.**
 - a. Your response (from June 5, 2024) indicated that 2,268 cubic feet of water within the basin will infiltrate within 48 hours. That is correct, but Worksheets W11 and W13 indicate an infiltration volume credit of 2,551 cubic feet, not 2,268 cubic feet. **Repeat Comment.**
 - b. Your current response states "The requirement of infiltrating in 48hrs is not for the total volume reduction credit." This is incorrect – the total infiltration volume credit must infiltrate within 48 hours in accordance with the rules of this office.
4. As requested, the invoice is being submitted directly to Andy Patel. Please see the attached invoice for the current fees and remit these fees upon receipt.

Mr. Daniel Lewis, P.E.
VK Civil
Holiday Inn Express 2023
WCWRC Project No. 10045
Page 2 of 2

At your convenience, please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,



Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\Holiday Inn Express 2023 rev5)

cc: Andy Patel, Owner
Zach Boeve, P.E., VK Civil
Lauren Doppke, Ypsilanti Township Planning Department
Belinda Kingsley, Ypsilanti Township Planning & Zoning Coordinator
Fletcher Reyher, Ypsilanti Township Planning & Development Coordinator
Matt Parks, P.E., Ypsilanti Township Engineer (OHM Advisors)
Stacie Monte, Ypsilanti Township Engineer (OHM Advisors)
Doug Winters, McLain and Winters

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: _____ City: _____ State: ____ Zip: _____

Parcel ID #: K-11- 38-363-029, 38-363-003 Zoning _____

Lot Number: _____ Subdivision: Huron Center Commercial and Industrial Park, and Washtenaw Business Park

Property dimensions: _____ Acreage: _____

Name of project/Proposed development: _____

Legal description of Property:

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

III. APPLICANT INFORMATION

Applicant: _____ Phone: _____

Address: _____ City: _____ State: ____ Zip: _____

Fax: _____ Email: _____

Property owner (if different than applicant): _____ Phone: _____

Address: _____ City: _____ State: ____ Zip: _____

Fax: _____ Email: _____

Engineer: _____ Phone: _____

Address: _____ City: _____ State: ____ Zip: _____

Fax: _____ Email: _____

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**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: 25,500 + \$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

S _____ FEE TOTAL

V. APPLICANT SIGNATURE

Anant Patel
Applicant Signature

Print Name

Date

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**SITE PLAN REVIEW
APPLICATION**

Site Plan Review applications	
<input type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.	<input type="checkbox"/> Proposed Plans
<input type="checkbox"/> Fees	<input type="checkbox"/> One (1) signed and sealed copies (24"x36") of the proposed plan
<input type="checkbox"/> Check made out to Ypsilanti Township with appropriate fees. <i>Please note: The same preliminary site plan review fee will be charged for each subsequent submittal</i>	<input type="checkbox"/> One (1) copy (11"x17") of the proposed plan
<input type="checkbox"/> Fees paid separately to Ypsilanti Community Utilities Authority	<input type="checkbox"/> One (1) PDF digital copy of the proposed plan
<input type="checkbox"/> Fees paid separately to Washtenaw County Road Commission and Water Resources Commissioner's Office	<input type="checkbox"/> All contents detailed on the next pages for administrative, sketch, and full site plans.
<input type="checkbox"/> Additional Documents:	
<input type="checkbox"/> Woodland Protection application or the No Tree Affidavit, if applicable	
<input type="checkbox"/> Traffic Impact Questionnaire	
<input type="checkbox"/> Appropriate application and plans submitted to the Washtenaw County Road Commission and Water Resources Commissioner's Office	

Planning Department Report

Project Name: Holiday Inn Express

Location: 460 Joe Hall Drive, Ypsilanti, MI 48197

Date: 11-01-2024

- | | |
|---|---|
| <input checked="" type="checkbox"/> Full Preliminary Site Plan Review # 4
<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 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
Planning Department	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 08-01-2024
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 06-14-2024
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 06-24-2024
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 06-25-2024
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 11-01-2024
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 06-20-2024
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Planning Department Recommended Action:

The Holiday Inn Express project is now eligible for Preliminary Site Plan review by the Planning Commission and has been scheduled for the Planning Commission meeting on Tuesday, November 26, 2024. The Planning Department recommends that the Planning Commission grant Preliminary Site Plan approval, provided the applicant secures the necessary variance as outlined in the staff report and addresses outstanding comments from both the Planning Department and external reviewing agencies.

Per Township Zoning Ordinance, the applicant must obtain the height variance before the Planning Commission can make a formal motion.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: October 27, 2023
June 19, 2024
August 1, 2024

Preliminary Site Plan Review
For
Ypsilanti Charter Township, Michigan

Applicant:	InterContinental Hotels Group
Project Name:	Holiday Inn Express
Plan Date:	July 17, 2024
Location:	350 and 460 Joe Hall Drive (K-11-38-363-029, K-11-38-363-003)
Zoning:	Innovation and Technology (I-T)
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

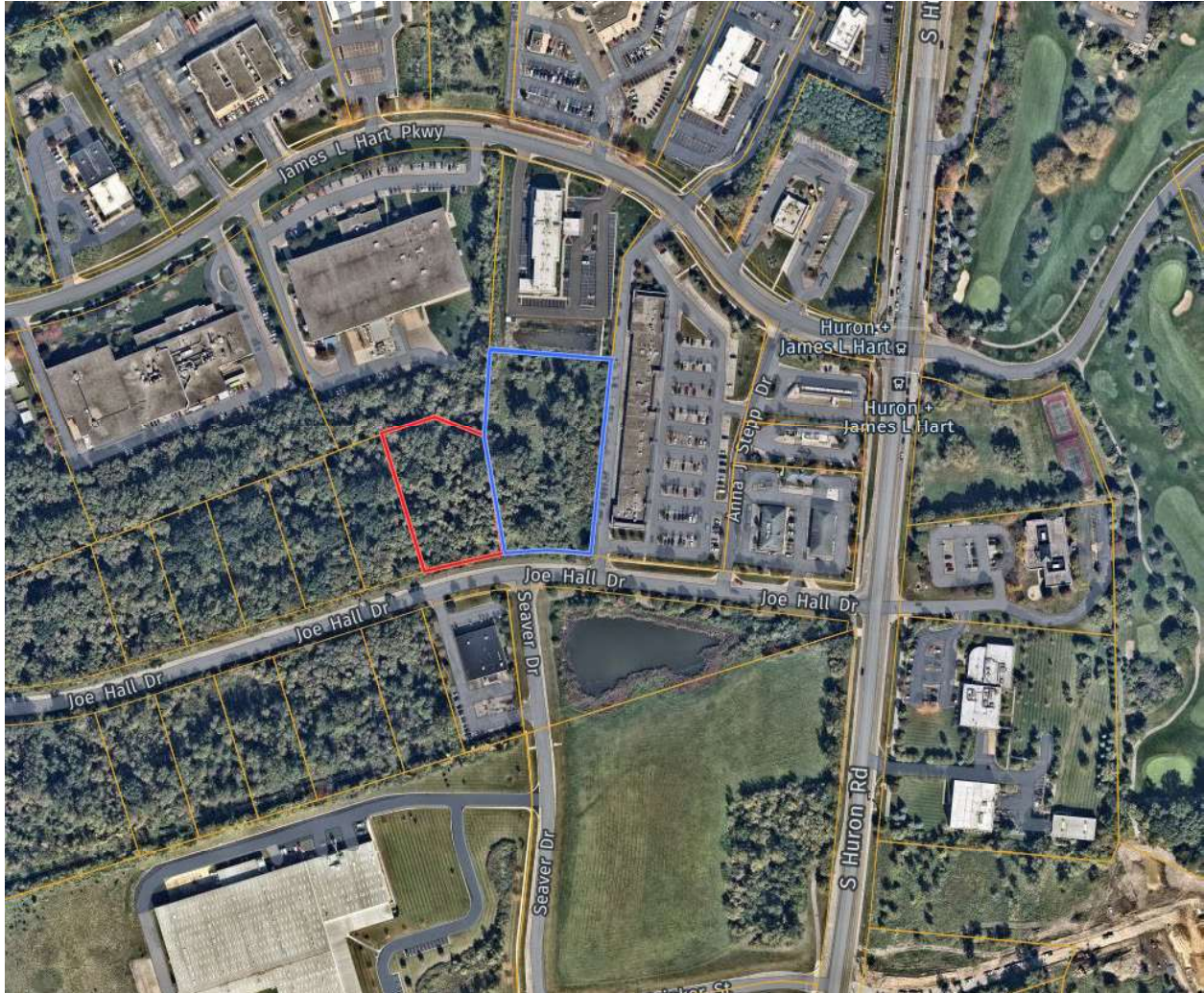
An application has been submitted for a 93-room, 4-story Holiday Inn with off-street parking. The site consists of two (2) parcels, totaling approximately 4.68 acres. The lots will be required to be combined if the site plan is approved. The site is bisected by an 80-foot-wide county drain, a 40-foot-wide public utility easement, and a 25-foot-wide private utility easement. The site is currently vacant, and directly west of the strip mall that includes Leo's Coney Island, Jet's Pizza, and Powerhouse Gym. To the north, is the Hampton Inn & Suites Ypsilanti Hotel.

The site will be accessed by one (1) point of entry/exit off Joe Hall Drive. The hotel is noted as being served with 98 parking spaces and will also feature a pool, patio area and fitness center.

The site is currently zoned Innovation and Technology (I-T) and the Future Land Use Map indicates it as being Township Core. This district is intended for a mixture of technology, office, craft manufacturing, and light industrial uses. It serves as the entryway to the town center transitioning from the north. The proposed use as a hotel is permitted.

Location of Subject Property:

An aerial photo is shown below depicting the site located at 350 (blue) and 460 (red) Joe Hall Drive.



Surrounding Property Details:

Direction	Master Plan	Zoning	Use
North	Township Core	I-T, Innovation Technology	Hotel
South	Township Core	I-T, Innovation Technology TC, Town Center	Office, Vacant
East	Township Core	TC, Town Center	Commercial Retail
West	Township Core	I-T, Innovation Technology	Vacant

Size of Site:

The total area of the subject site is +/- 4.7 acres (203,861 sq/ft).

Current Use of Site:

The site is currently vacant.

Proposed Use of Site:

An application has been submitted for a 93-room, 4-story Holiday Inn Express hotel.

Items to be Addressed: None

MASTER PLAN

The future land use plan designates the proposed site as Township Core. This designation is summarized below.

“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.”

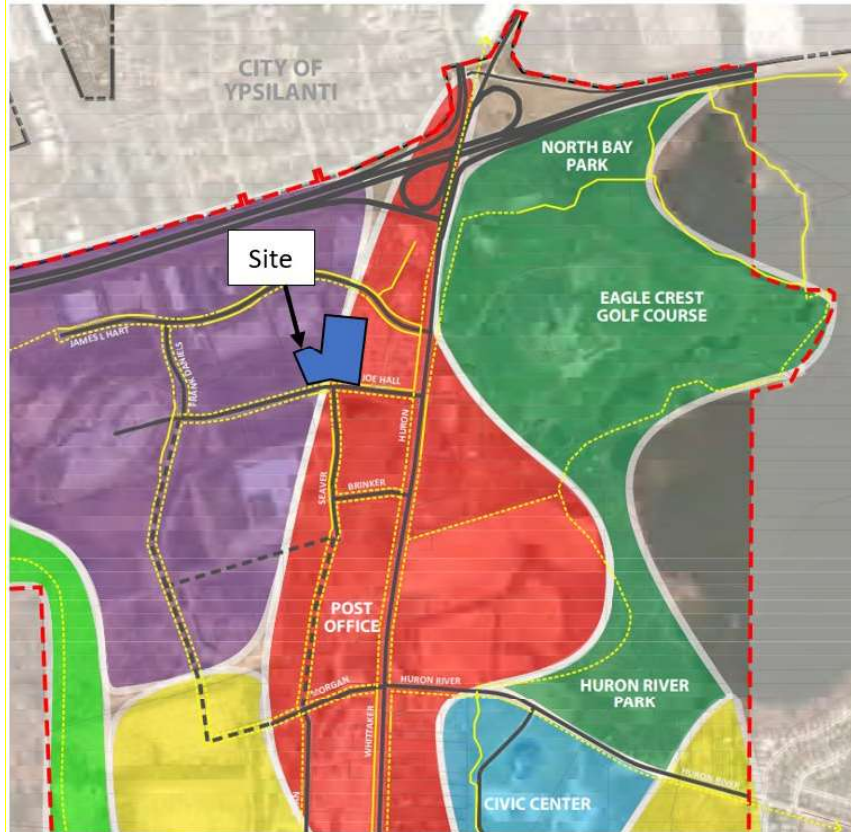
The site is also designated as “Special Area Plan”. The description of this specific area plan is below.

“The Township Core will serve as the central gathering place and commercial base of the township. The area is centrally located and is already well served with infrastructure, public transportation, established foundational uses, and convenient access. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township residents.”

The site’s location is on the border of two sub designations within the Special Area Plan: Mixed Use Core and Innovation and Employment. The description of these specific sub designations is below as well as a map indicating the location of the site relative to the Special Area Plan.

Mixed-use Core: Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.

Innovation & Employment: Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.



FUTURE LAND USE - TOWNSHIP CORE

Ypsilanti Township, Washtenaw County

- Mixed-use Core:**
Uses with a community-wide draw – such as hotels, restaurants, shopping, and public parks, spaces, and buildings, including government offices and a community center.
- Residential:**
Residential areas designed to complement and bring vitality to the mixed use core. Types of homes could include single-family residential, attached residential and multiple-family.
- Institutional:**
The Civic Center, Library and Vietnam Veterans Memorial are located here. Complementary institutional uses - such as other government offices, parks, event space – should be located here
- Innovation & Employment:**
Major employment area with road and utility infrastructure for a combination of technology, office, craft manufacturing or light industrial uses.
- Open Space & Recreation:**
North Bay Park, Eagle Crest Golf Course and Huron River Park are located here. These entities are an open space system that should be linked by trails and give the public access to Ford Lake.
- Buffer Zone:**
The existing wetlands and woodlands in this area should be preserved as a natural system and a buffer between the existing neighborhoods to the south and the more intense land uses in the Township Core.

The use is consistent with the Master Plan’s future land use goals relating to the specific designated use of hotels in the Mixed-use Core description. The use also complements the Innovation & Employment designation through support services for national employers who require lodging for various visitors.

Items to be Addressed: None

NATURAL RESOURCES

Topography: The site is relatively flat with a slight elevation from the southwest to the northeast by approximately five (5) feet.

Woodlands: The site has a significant amount of woodland area with the exception of the northeastern corner of the lot. The applicant has provided a layout showing the location of existing trees on sheet C200. A tree inventory has been provided. Of the two hundred and eight (208) trees surveyed onsite, forty-one (44) will remain and one hundred and sixty-four (164) will be removed. Of the trees being removed, forty-six (46) qualify for replacement.

Per Section 24.63, a use permit must be obtained in order to remove, damage, or destroy any tree or similar woody vegetation with a d.b.h. of eight inches or more. The majority of trees to be removed contain a d.b.h. of eight inches or more. Per Section 24.67 Part 4a, the removal or relocation of trees or shrubs shall be limited to those instances when necessary for the location of a structure or site improvement and when no feasible alternative location for the structure or improvements can be achieved without causing

undue hardship. Sheet L100 does provide a note that tree replacement is complicated by utility easements and that developer will work with the Township to provide off-site mitigation. Applicant shall provide woodland replacement plan and calculations based on Chapter 24; Article 3.

As set forth in Chapter 24, where tree relocation or replacement is not feasible within the woodland area, or on the property where the activity is to be conducted, or on other approved property within the township, the permit grantee shall pay into the township tree fund monies for tree replacement in a per-tree amount representing the current market value for the tree replacement that would be utilized for the maintenance and preservation of woodland areas and the planting and maintenance of trees within the township.

Wetlands: Site plan notes a January 2024 wetland delineation. The applicant shall submit a wetland delineation report to confirm wetland location.

Items to be Addressed: Provide wetland delineation.

HEIGHT, BULK, DENSITY AND AREA

		Required / Allowed	Provided	Complies with Ordinance
Setback	Front	20 feet	54 feet	Complies
	Side (east)	20 feet	290 feet	Complies
	Side (west)	20 feet	60 feet	Complies
	Rear	20 feet	60 feet	Complies
Building Height (Feet)		40 feet	54'-8"	Does not Comply
Building Height (Stories)		N/A	4	N/A
Parking Location		Rear and Side yard. Front yard is permitted in the required front yard provided a minimum unobstructed and landscaped setback of twenty (20) feet is provided.	7 spaces in front yard, and screened.	Complies

The building height exceeds the 40-foot height maximum by 14-feet. Applicant shall either reduce building height or seek variance.

Items to be Addressed: Reduce building height or seek a variance

SITE ACCESS, CIRCULATION, AND TRAFFIC IMPACTS

The site will be accessed by two (2) points off entry off Joe Hall Drive to the south. A traffic study will be submitted for review by the Road Commission. The applicant provides access around the perimeter of

the entire hotel. At the structure’s main entrance, a 22-foot-wide drop-off lane is shown. The drop off lane is bisected by a concrete curb island providing base to the building entrance canopy. Turning radii for fire trucks have been included on sheet C500. We defer further comment to the Fire Department regarding turning radii and site access.

Items to be Addressed: None

NON-MOTORIZED ACCESS

The applicant has added a sidewalk along Joe Hall Drive.

Items to be Addressed: None

PARKING AND LOADING

Section 1205 G(8) of the Zoning Ordinance requires:

Parking

	Required	Provided
Place of Lodging: One (1) for each one (1) occupancy unit plus one (1) for each employee plus spaces as required for accessory uses such as a bar, restaurant, meeting rooms, etc.	93 rooms = 93 spaces 5 employees = 5 spaces Total = 98 spaces	98
Barrier Free	4	4
Loading	10 sq.ft per front foot of building to be located in the rear	0
Bicycle facility (as set forth in Section 1206)	All sites with parking of ten (10) spaces or greater shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.	0
Total	98 spaces	98 spaces

Loading

The applicant has not indicated any loading area on site. Per Section 1207, a loading space is required for any use involving the receipt or distribution of vehicles or materials or merchandise. Per Part 2(F), “The Planning Commission may grant a waiver in the loading space requirements set forth in this Section, if the applicant is able to demonstrate and the Planning Commission is able to determine that such loading space is not required, based on documented evidence, to accommodate the use on a typical day.” Because the site does not receive materials or merchandise, we find that loading space is not required.

Items to be Addressed: Applicant will need waiver from Planning Commission to exclude a loading zone from the site.

LIGHTING

A lighting plan is provided on sheet E101. The applicant proposes twelve (12) free standing light pole fixtures, and twenty-one (21) bollard lights. Footcandle measurements and color temperature comply.

Items to be Addressed: None

LANDSCAPING AND OPEN SPACE STANDARDS AND REQUIREMENTS

	Required	Provided	Complies
Plan prepared and stamped by registered Landscape Architect	Plan prepared and stamped by registered Landscape Architect	Stamp	Complies
General: 1 tree per 1000 sf of lawn area and 1 shrub per 500 sf of lawn area	5,601 sf of lawn = 6 trees and 11 shrubs	6 trees and 11 shrubs	Complies
Street Yard Landscaping: 1 large dec tree per 40 lf of frontage, 1 orn tree per 100 lf of frontage, 1 shrub per 10 lf of frontage	407 lf = 10 dec trees, 1 orn and 41 shrubs	6 new and 4 existing dec trees, 1 orn, 41 shrubs	Complies
Parking Lot: One (1) large deciduous tree shall be required for each two thousand (2,000) square feet of paved driveway and parking lot surface	48,281 sf = 22 trees	22 trees	Complies
Detention Pond: 1 dec or evg tree and 10 shrubs per 50 lf of top of bank	12 deciduous trees, 120 shrubs	9 deciduous trees and 65 shrubs	Does not comply. See notes below
Perimeter: Canopy trees shall be provided along the perimeter of a parking lot at a minimum rate of one (1) tree per forty (40) feet of lot perimeter; however, trees need not be planted on forty (40) foot centers.	Approximately 1,985 perimeter feet / 40 feet = 50 trees	7	Does not comply. See notes below

The applicant notes that “Due to the number of easements” the applicant is unable to plant the total required number of trees and shrubs onsite. The noted landscape deficiencies:

1. Woodland Replacement: deficient 46 trees
2. Detention Basin Landscaping: deficient 3 trees and 55 shrubs
3. Perimeter: deficient 43 trees

The applicant notes that they will provide fees into the Township tree fund for the 92 trees and 55 shrubs they are deficient.

Items to be Addressed: Provide required fee into Township tree fund

FLOOR PLANS AND ELEVATIONS

Floor plans and elevations have been provided. Exterior building material is first floor brick with EIFs upper stories. Applicant shall provide calculations to confirm that Section 1306-Building Design Requirements is met.

Items to be Addressed: Provide calculations to confirm that building material requirements comply with section 1306.

DUMPSTER ENCLOSER AND OTHER FEATURES

The site plan contains a trash enclosure in the site's northwest corner. The dumpster enclosure detail is shown on sheet C501 and constructed of masonry material.

Items to be Addressed: None

STORMWATER AND UTILITIES

We defer to the Washtenaw County Water Resource Commission, Township Engineer and YUCA regarding stormwater and utilities; though we note that there are a significant amount of easements on site.

Items to be Addressed: None.

RECOMMENDATIONS

We recommend that the Planning Commission consider the application and provide direction to the applicant but do not take action until a height variance is granted by the Zoning board of Appeals.

Items to be addressed by the applicant:

1. Provide wetland delineation report. Wetland delineation enclosed for review.
2. Reduce building height or seek variance. Variance is being requested. Meeting planned for December 4th with ZBA.
3. Provide required fee into Township tree fund. Understood. This will be paid after site plan approval. We recommend this be a condition of site plan approval.
4. Provide calculations to confirm that building material requirements comply with section 1306. See Page A201 and A202 that shows brick for the first floor exterior.



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

June 14, 2024

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

RE: Holiday Inn Express
Site Plan Review #3

Dear Mr. Reyher:

We have completed the third site plan review of the plans dated October 6, 2023, with a latest revision date of May 24, 2024, and stamped received by OHM Advisors on June 11, 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 a 93-room, 4-story Holiday Inn Express at the presently vacant 460 Joe Hall Drive. Site improvements, including parking, landscaping, and utility connections, are also being proposed.

The site will be serviced by connection to the existing 12-inch water main and the existing 18-inch sanitary sewer along Joe Hall Drive. Stormwater runoff will be managed by a proposed on-site detention basin and traditional underground conveyance system.

B. SITE PLAN COMMENTS

Paving/Grading and Site Layout

1. Our office takes no exception to the dual entrance drives as proposed; however, if major site changes are needed as a result of the Washtenaw County Road Commission's or the Ypsilanti Township Fire Department's review, additional review by our office will be required.
Understood.
2. The applicant shall note that additional firetruck turning movements within the drive aisle to the east of the proposed building may be needed to verify sufficient space for accessibility has been provided. This office defers to the Ypsilanti Township Fire Department on the review and approval of site accessibility.
Understood.



C. PRELIMINARY DETAILED ENGINEERING PLAN 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 clarify if ramps will be provided at the sidewalk crossings within the parking lot and drive aisle. The applicant shall provide additional spot elevations at all four (4) corners of all level landings, which are required on either side of any crosswalk, where an access aisle meets the sidewalk, or at any change in direction (i.e. where the internal sidewalk connects to the sidewalk along Joe Hall Drive).
Updated.
2. The applicant shall label the existing County Drain along Joe Hall Dr on all plan sheets that it is depicted for reference. The applicant shall also provide additional labelling along the east-west portion of the County Drain for clarity.
Updated.
3. The applicant shall verify all storm sewer structures are labeled on the plan view of Sheet C304 for reference.
Labels added.
4. The applicant shall clarify the material of the proposed water services on the plans.
Water services shall be ductile iron. Label updated.
5. The applicant shall provide the proposed water main services quantities in the Utility Quantities on the Cover Sheet. The applicant shall also revise the material of the proposed storm sewer to be RCP.
Updated.


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).

- ▶ **Ypsilanti Community Utilities Authority (YCUA):** Review and approval of all water main and sanitary sewer improvements is required.
- ▶ **Ypsilanti Township Fire Department:** Review and approval of site accessibility is required.
- ▶ **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval, as well as a drain-use permit, is required.
- ▶ **Washtenaw County Road Commission (WCRC):** Review and approval of all proposed work within the Joe Hall Drive ROW is required.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main improvements.
- ▶ **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- ▶ **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



Matthew D. Parks, P.E.



cc: Doug Winters, Township Attorney
Steven Wallgren, Township Fire Marshall
Scott Westover, P.E., YCUA
File

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CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



June 24, 2024

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

RE: Preliminary (non-residential) Site Plan Review #3

Project Name:	Ypsilanti Holiday Inn Express
Project Location:	Joe Hall Dr. Ypsilanti, MI 48197
File No:	1139
Plan Date:	6/13/2023
Applicable Codes:	IFC 2018
Engineer:	Vriesman & Korhorn
Engineering Phone:	(269) 697-7120

Status of Review

Status of review: Approved as Submitted

All pages were reviewed.

Site Coverage - Access

Comments: Fire department access on this plan set was modified on 6-11-24 by Dan Lewis. A softer radius was provided to the north side of the Front Island to accommodate better access to the FDC.

Best regards,

A handwritten signature in black ink that reads "Steve Wallgren". The signature is fluid and cursive.

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

June 25, 2024

VIA ELECTRONIC MAIL

Mr. Fletcher Reyher, Planning and Development Coordinator
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #3
Holiday Inn Express
Charter Township of Ypsilanti (Plan Date: 05-24-2024)

Dear Mr. Reyher:

In response to the electronic mail message from your office dated June 10, 2024, we have reviewed the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to YCUA.

As noted in the October 27, 2023, letter from this office, connection fees for the proposed development. Please note that the total cash price for connection fees, **\$41,013.57 plus the construction phase escrow deposit, YCUA administration fee, and record plan guarantee**, must be paid to YCUA 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., Director of Engineering
Ypsilanti Community Utilities Authority

cc: Mr. Luke Blackburn, Mr. Sean Knapp, File, YCUA
Mr. Steve Wallgren, Township Fire Department
Mr. Matt Parks, P.E., Ms. Stacie Monte, Township Engineer
Mr. Andy Patel, Applicant
Mr. Daniel Lewis, P.E., Applicant's design engineer

COMMISSIONERS
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CHAIR

RODRICK K. GREEN
VICE-CHAIR

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JO ANN McCOLLUM
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**WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS**

555 NORTH ZEEB ROAD
ANN ARBOR, MICHIGAN 48103

WWW.WCROADS.ORG
TELEPHONE (734) 761-1500
FAX (734) 761-3737

MATTHEW F. MacDONELL, P.E.
MANAGING DIRECTOR

BRENT M. SCHLACK, P.E.
DIRECTOR OF ENGINEERING
COUNTY HIGHWAY ENGINEER

ADAM L. LAPE
DIRECTOR OF OPERATIONS

DANIEL D. ACKERMAN
DIRECTOR OF FINANCE

November 1, 2024

Vries & Lorhorn

7885 Byron Center Ave SW
Suite A
Byron Center, MI 49315

Attention: Aaron Van Proyen, P.E.

**Regarding: WCRC Permit Application #16123 for Holiday Inn – Joe Hall Road
Ypsilanti Township**

Dear Mr. Van Proyen:

This letter is provided in response to the applicant's Traffic Impact Study (TIS) for the above referenced project. The WCRC has reviewed the TIS in accordance with our Procedures and Regulations for Permit Activity and has provided the following comments:

- The level of service for the eastbound movement on Joe Hall Drive at Huron Road is an F for the current, background and future conditions.
- The proposed development will increase the delay significantly for eastbound traffic at the intersection of Joe Hall Drive and Huron Road which may produce unsafe behaviors by motorists attempting to turn onto Huron Road.
- With the Southeast Michigan Transportation Safety Plan, adopted on June 1, 2023, and its long-term goal of zero deaths and serious injuries by 2050, the WCRC will require a traffic signal be installed at the Huron Road and Joe Hall Drive intersection as part of this development. This signal shall be coordinated with the existing signals on Huron Road from Brinker Way to the I-94 ramps.

The TIS is approved with the above described mitigation strategy required as part of the project. No work shall take place until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327.6692.

Sincerely,



Gary Streight, P.E.
Senior Project Manager

Cc: Andy Patel / Applicant
Brenda Stumbo / Charter Township of Ypsilanti
Doug Winters / Charter Township of Ypsilanti
Fletcher Reyher / Charter Township of Ypsilanti
Sally Elmiger / Charter Township of Ypsilanti
Ben Carlisle / CWA
Matt Parks, P.E. / OHM
Brent Schlack, P.E. / WCRC
Michele Ford, P.E. / WCRC



EVAN N. PRATT, P.E.

Water Resources Commissioner

705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

June 20, 2024

Mr. Daniel Lewis, P.E.
VK Civil
4664 Campus Drive, Suite 111
Kalamazoo, Michigan 49008

RE: Holiday Inn Express 2023
Ypsilanti Township, Michigan
WCWRC Project No. 10045

Dear Mr. Lewis:

This office has reviewed the site plans for the above referenced project to be located in Ypsilanti Township. These plans have a job number of 1139, a date of May 24, 2024, and were received via e-mail after business hours on June 5, 2024. As a result of our review, we would like to offer the following comments:

1. The submitted plans do not list the hydraulic grade line in the conveyance calculation table, but instead show it graphically on the stormwater profiles. Based on the drawing scale, it appears that the hydraulic grade line was set at approximately Elevation 742 feet. The hydraulic gradient for the 10-year flow pipe capacity calculations should begin at the 2-year storm elevation within the basin, which was calculated to be Elevation 742.51 feet.
Updated so that the 10-year HGL begins above the 2-yr elevation 742.51.
2. As noted in my previous review letter, the provided infiltration volume should be limited to that which can infiltrate within 48 hours. The surface storage volume used in Worksheet W11 should be reduced so that the time to infiltrate the calculated volume credit is limited to 48 hours. **Repeat Comment.**
 - a. Your response indicated that 2,268 cubic feet of water within the basin will infiltrate within 48 hours. That is correct, but Worksheets W11 and W13 indicate an infiltration volume credit of 2,551 cubic feet, not 2,268 cubic feet.
3. As requested, the invoice is being submitted directly to Andy Patel. Please see the attached invoice for the current fees and remit these fees upon receipt. *Payment will be submitted separately by Andy Patel.*

The surface storage volume is 2,268. The infiltration volume credit includes the infiltration volume during a 6hr period per footnote 'c' on W11. The Total Volume Reduction is 2,268 cft + 283 cft according to the instructions indicated on the W11. The request to have the storage volume infiltrate in 48hrs would be the indicated 2,268 cft which does fully infiltrate within the 48hr period. The requirement of infiltrating in 48hrs is not for the total volume reduction credit. There is no subsurface storage proposed due to the high seasonal water table.

Mr. Daniel Lewis, P.E.
VK Civil
Holiday Inn Express 2023
WCWRC Project No. 10045
Page 2 of 2

At your convenience, please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,



Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\Holiday Inn Express 2023 rev4)

cc: Andy Patel, Owner
Zach Boeve, P.E., VK Civil
Lauren Doppke, Ypsilanti Township Planning Department
Belinda Kingsley, Ypsilanti Township Planning & Zoning Coordinator
Fletcher Reyher, Ypsilanti Township Planning & Development Coordinator
Matt Parks, P.E., Ypsilanti Township Engineer (OHM Advisors)
Stacie Monte, Ypsilanti Township Engineer (OHM Advisors)
Doug Winters, McLain and Winters

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

Ypsilanti Township Planning Commission 2025 Schedule of Meetings

The Planning Commission holds regular meetings on the 2nd and 4th Tuesdays of each month.

Special Meetings may be held at the request of the applicant. If a special meeting is called the applicant is required to pay a fee of \$1,100.

Work Session: 6:00pm (time subject to change due to length of agenda)
Meeting: 6:30pm

All meetings are held at the Tilden R. Stumbo Civic Center Building, 7200 S. Huron River Drive, Ypsilanti, Michigan 48197.

Tuesday, January 7, 2025
Tuesday, January 21, 2025

Tuesday, February 11, 2025
Tuesday, February 25, 2025

Tuesday, March 11, 2025
Tuesday, March 25, 2025

Tuesday, April 8, 2025
Tuesday, April 22, 2025

Tuesday, May 13, 2025
Tuesday, May 27, 2025

Tuesday, June 11, 2025
Tuesday, June 25, 2025

Tuesday, July 8, 2025
Tuesday, July 22, 2025

Tuesday, August 12, 2025
Tuesday, August 26, 2025

Tuesday, September 9, 2025
Tuesday, September 23, 2025

Tuesday, October 14, 2025
Tuesday, October 28, 2025

No Meeting Tuesday, November 11, 2025
Tuesday, November 25, 2025

Tuesday, December 9, 2025
No Meeting Tuesday, December 23, 2025