

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, March 11, 2025
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Gloria Peterson
Larry Doe
Daryl Kirby
Amy Kehrer

STAFF AND CONSULTANTS

Sally Elmiger - Carlisle Wortman
Dennis McLain – Township Attorney

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:30 pm.

- **APPROVAL OF FEBRUARY 25, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Doe **MOVED** to approve the February 25, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

A. **CONDITIONAL REZONING – THE WASHTENAW PACE INC. / BRIO LIVING SERVICES – 2940 ELLSWORTH ROAD – PARCEL K-11-07-300-075 – TO CONSIDER A CONDITIONAL REZONING REQUEST APPLICATION TO REZONE 2940 ELLSWORTH ROAD FROM R-4, ONE-FAMILY RESIDENTIAL DISTRICT TO RM-MD, MULTIPLE FAMILY MEDIUM DENSITY**

DISTRICT TO PERMIT THE CONSTRUCTION OF A 3-STORY SENIOR ASSISTED AND/OR INDEPENDENT LIVING FACILITY ON THE VACANT PORTION OF THIS 6.4-ACRE SITE.

PUBLIC HEARING OPENED AT 7:03 PM

Resident asked question regarding taxes in comparison to this project

PUBLIC HEARING ENDED AT 7:07 PM

MOTION: Ms. Peterson **MOVED** to recommend approval to the Township Board with the condition of a Certificate of Occupancy to be obtained by/within 4 years of approval; if Certificate of Occupancy is not obtained within that timeframe, the applicant will return to the Township Board to request an extension.

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

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

MOTION PASSED.

- **OLD BUSINESS**

None

- **NEW BUSINESS**

A. **CONDITIONAL REZONING – THE WASHTENAW PACE INC./BRIO LIVING SERVICES – 2940 ELLSWORTH ROAD – PARCEL K-11-07-300-075 – TO CONSIDER A CONDITIONAL REZONING REQUEST APPLICATION TO REZONE 2940 ELLSWORTH ROAD FROM R-4, ONE-FAMILY RESIDENTIAL DISTRICT TO RM-MD, MULTIPLE FAMILY MEDIUM DENSITY DISTRICT TO PERMIT THE CONSTRUCTION OF A 3-STORY SENIOR ASSISTED AND/OR INDEPENDENT LIVING FACILITY ON THE VACANT PORTION OF THIS 6.4-ACRE SITE.**

The Planning Commission noted that they considered this request and made their decision as part of the Public Hearing agenda item, as described above.

B. MAJOR PD CHANGE – ALLIED SIGNS, INC. – 2010 WHITTAKER ROAD – PARCEL K-11 21-200-040 – TO CONSIDER PROPOSED AMENDMENTS TO THE KROGER SIGN PACKAGE ILLUSTRATED ON THE FINAL PLANNED DEVELOPMENT (PD) SIGN PLAN FOR THE PAINT CREEK CROSSINGS SHOPPING CENTER.

MOTION: Ms. Peterson **MOVED** to recommend approval to the Township Board

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

Roll Call Vote: Mr. Doe (Yes); Ms. El-Assadi (Yes); Mr. Kirby (Yes); Ms. Peterson (Yes); Ms. Kehrer (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 7:38 pm. The **MOTION** was **SECONDED** by Ms. Kirby and **PASSED** by unanimous consent.

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Respectively Submitted by

Lauren Doppke

Ypsilanti Township Staff Planner