

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, July 22, 2025
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule
Elizabeth El-Assadi
Gloria Peterson
Larry Doe
Daryl Kirby
Amy Kehrner
Bianca Tyson

STAFF AND CONSULTANTS

Mark Yandrick – Township Planning Director
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 MAY 13, 2025, REGULAR MEETING MINUTES**

MOTION: Ms. Peterson **MOVED** to approve the May 13, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

- a. **SPECIAL LAND USE - ZIPPY CAR WASH – 1822 W MICHIGAN – PARCEL K-11-39-252-022 – TO CONSIDER THE SPECIAL LAND USE APPLICATION OF ZIPPY AUTO WASH/COREY WEAVER TO PERMIT A VEHICLE WASH ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

Sally Elmiger (Planning Consultant- Carlisle Wortman) informed the Commission that the application is for special land use for a proposed car wash. This site was previously used as a car wash. Zippy Car Wash plans on re-developing the existing building. The ordinance states car wash requires special land use in the district. The only decision the Planning Commission would make is the postponing of the project due to variances, which would require a decision from the ZBA (Zoning Board of Appeals). This would be presented once again to the Planning Commission for the decision on the special land use.

Corey Weaver and Michelle Weaver (Owner of Zippy Car Wash) were present at the meeting. Mr. Weaver shared with the Planning Commission that he is part of Saline, Michigan community supporting the local government and donates to various local charitable and non-profit organizations. Mr. Weaver stated that 1822 West Michigan Avenue is an ideal site for redevelopment, and it would be replaced with Zippy Car Wash.

Zippy Car Wash has been in business for a long time and operates six new sites across Ann Arbor. Currently having four sites in development. Zippy Car Wash has earned the reputation for providing the highest quality auto wash in the area with outstanding customer service. Mr. Weaver shared about the various new sites: Scio Township (January 2025), Michigan Avenue (2024), Pittsfield Township (2021), Saline (2018). The original site was started in 2007 at Pittsfield (Ellsworth Road). Zippy Wash has the industry's most advanced cleaning equipment and solutions. Zippy also has express pay terminals, credit card acceptance with RFID readers for fast passes. All sites are electric with wash process using high efficiency (98% efficiency) (condensing process).

Approximately one third of the water used for the washes is being recycled. The water recycling systems use cyclonic separation and oxygenation. Zippy Car Wash is part of the Washtenaw County Pollution Prevention Program and MDEQ solids

removal service program. Zippy Car Wash has donated over half a million dollars towards different programs.

Ypsilanti Township has an expansive choice of many drives through facilities, with a limited choice of modern express exterior washes. The site would provide employment opportunities and additional property tax/ utility service revenues for Ypsilanti Township. Zippy Car Wash offers six to ten full-time jobs plus part time opportunities at each site; starting at \$20 an hour. Paid about \$10 million into payroll since opening, with the majority of staff being local, city or township residents, and about \$5 million into property tax, water bills and utility service revenues to both Pittsfield, Saline and Canton Township.

Mr. Weaver informed the Planning Commission that the current tunnel wash is on the opposite side of the site facing Ellsworth Road. Mr. Weaver stated that he was asked to consider the site plan with the auto wash facing Michigan Avenue to support the redevelopment of the Michigan Avenue corridor, which was followed as requested. Zippy Car Wash has twelve vacuum spaces and provides customer friendly sitting areas by providing extensive landscaping for street side appeal and vehicle screening.

Mr. Weaver talked about the concerns about the dumpster being viewed from Ellsworth Road, and the change that was made to move the dumpster closer to the building, and have it screened with landscaping. The site receives garbage services thrice a week and keeping the dumpster enclosure close to the vacuums helps in efficiency and tidiness. The hours of operation: Monday to Saturday (7 am – 8 pm); Sundays (8 am – 8 pm), seven days a week. The vacuums are shut at 8 pm.

Mr. Weaver talked about the traffic flow; the majority would come through Michigan Avenue. Zippy Car Wash has the provision to stack 25 cars (parking spaces).

Mr. Kirby inquired about the lighting; Mr. Weaver stated that the site meets the ordinance of the township. The building has accent lighting for architectural appeal and the vacuums have a strip light attached (low voltage).

Ms. Peterson inquired about the fence; dumpster located at the western property line and the delivery truck (points for the Planning Commission to consider) (Page

13 of the Board Packet). Ms. Elmiger stated that it would be discussed under the New Business.

PUBLIC HEARING OPENED AT 6:54 PM

(Hearing no comments)

PUBLIC HEARING CLOSED AT 6:55 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **SPECIAL LAND USE - ZIPPY CAR WASH – 1822 W MICHIGAN – PARCEL K-11-39-252-022 – TO CONSIDER THE SPECIAL LAND USE APPLICATION OF ZIPPY AUTO WASH/COREY WEAVER TO PERMIT A VEHICLE WASH ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

Ms. Elmiger stated the Planning Department reviewed the special land use criteria in the ordinance, and the project does meet the criteria. The car wash location at the intersection of two large, high-volume roads is consistent with the vision of the regional corridor. The Planning Department suggested Michigan Avenue as the building site location instead of Ellsworth, since Michigan Avenue is the gateway to the community. This would beautify West Michigan Avenue and make it more in line with the vision for the corridor, the site can be served adequately with public facilities and services.

- b. **PRELIMINARY SITE PLAN - ZIPPY CAR WASH – 1822 W MICHIGAN – PARCEL K-11-39-252-022 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF ZIPPY AUTO WASH/COREY WEAVER TO PERMIT A VEHICLE WASH ON A SITE ZONED REGIONAL CORRIDOR (RC) WITH A SITE TYPE C DESIGNATION.**

Ms. Elmiger discussed the five recommendations for the Planning Commission to consider (Page 14 on the Board Packet).

- Consider proposed landscape screen (next to west property line that abuts W. Michigan Ave.) as an alternative to the six-foot-tall wall requirement or propose additional screening alternatives; Ms. Elmiger stated that the applicant has proposed 16 large evergreen trees to screen the site from the vacant residential lot. The ordinance requires a six-foot-tall masonry screen to be installed, when a nonresidential use is located next to a residential use.
- Consider requiring shrubs along the northerly maneuvering lane to screen Ellsworth Rd; Ms. Elmiger talked about the ordinance requiring an additional 13 parking interior or perimeter parking lot trees. Trees cannot be grown over a utility easement. Planting 4ft shrubs would help in screening the vehicle activities on the site from Ellsworth.
- Consider an alternative dumpster location that is not directly in view of Ellsworth Rd; Ms. Elmiger talked about the dumpster, required to be at a side or rear yard. The planning department recommends having the dumpster placed in an area less visible from Ellsworth.
- Discuss with applicant the possibility of relocating the pole-mounted light fixture at W. Michigan Ave. driveway from the east side of the driveway to the west side of the driveway to direct light away from the adjacent residential lot; Ms. Elmiger shared about the light fixture facing downwards that would shine towards the direction of the adjacent residential parcel. The planning department recommends a light pole fixture, that would eliminate the light spillage into the neighboring site.
- Consider counting the picnic table along the sidewalk shortcut between the W. Michigan Ave safety path and the Ellsworth Rd. safety path for the deficient transparency on the north side of the building; Ms. Elmiger suggested on replacing the picnic tables with benches.
- Ms. Elmiger presented a change for the Planning Commission to consider; elimination of a sidewalk at Ellsworth, considering the short cut that could be utilized by the pedestrians

The Planning Commissioners talked about putting up a wall as an alternative in case the adjacent property gets occupied. Ms. Elmiger stated that she would have to review the ownership and verify if it was part of a big triangle development property.

Commissioner Peterson inquired about the dumpster; Mr. Weaver talked about each vacuum having its own dedicated trash receptacles; 14 individual trashes lined up against the sidewalk, that would facilitate the staff with a rollaway dumpster. This would facilitate quick emptying of the trash. One option to screen the dumpster is by moving it closer to the vacuum (southeast direction) that would take advantage of the existing sidewalk that services the dumpster. The provision of additional shrubs would help in the screening. All sites are serviced before opening hours (before 7 am). The dumpster enclosure would be masonry on three sides with a pair of gates on the front.

Commissioner Sinkule inquired if the applicant would consider adding shrubs on the northern part of the site towards Ellsworth; Mr. Weaver stated that he would consider the recommendations.

Ms. Elmiger informed the Planning Commission that the transparency on the parking lot side not being sufficient, and the ordinance does allow the Planning Commission to use other items such as benches or picnic tables to count towards the transparency requirement, and the recommendation is to have benches instead of picnic tables.

Greg O'Brien (Engineer for Zippy Car Wash) talked light poles having different fixtures and house side shield that would prevent the light from spilling into the adjacent property.

MOTION: Mr. Kirby **MOVED** to postpone the special land use as well as the preliminary site plan for the Zippy Car Wash at 1822 W. Michigan Parcel K-11-39-252-022 pending any ZBA (Zoning Board of Appeals) requirements.

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

Roll Call Vote: Mr. Doe (Yes); Mr. Kirby (Yes); Mr. Sinkule (Yes); Ms. Peterson (Yes); Ms. Kehrer (Yes); Ms. El-Assadi (Yes); Ms. Tyson (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 7:29 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services