

**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**

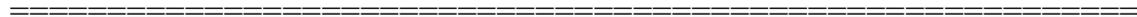
None to Report

- **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.



Respectively Submitted by

Lauren Doppke  
Ypsilanti Township Staff Planner