

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, April 8, 2025  
6:30 pm**

**COMMISSIONERS PRESENT**

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

**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 MARCH 11, 2025, REGULAR MEETING MINUTES**

**MOTION:** Mr. Doe **MOVED** to approve the March 11, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

**MOTION:** Mr. Sinkule **MOVED** to amend the agenda by moving Preliminary Site Plan to #6 Old Business, Item B and adding Special Land Use as #6 Old Business, Item A . The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

None to report.

- **OLD BUSINESS**

**A. SPECIAL LAND USE – UPH YPSILANTI PROPERTY, LLC – 1410 S. HURON STREET – PARCEL K-11-38-280-018 – TO CONSIDER THE SPECIAL LAND USE APPLICATION OF UPH YPSILANTI PROPERTY, LCC TO PERMIT THE CONSTRUCTION OF A 4,330 SQ. FT. CULVER’S RESTAURANT WITH A DRIVE-THROUGH FOR A 3.43-ACRE SITE ZONED TC, TOWN CENTER, WITH A SITE TYPE D DESIGNATION.**

Sally Elmiger, Planning Consultant for Carlisle Wortman, reminded the Commission that the application from UPH Ypsilanti LLC was presented to them earlier at the February meeting. The Planning Commission had postponed the project so that the applicant could revise the variances. The Zoning Board of Appeals had received the variances that were needed for the project, and it was submitted on April 2, 2025.

Carlisle Wortman’s opinion is that the project meets the criteria in the ordinance, and the proposal is consistent with the Master Plan and the vision for the town center zoning district.

Ms. Elmiger discussed the following items that would require the consideration of the Planning Commission:

- A waiver of striping/signage of loading space for deliveries.
- The applicant is proposing to locate the loading area in the parking lot. The applicant has stated that loading/unloading happens before the opening of the restaurant, and this will not create a conflict between the loading truck in the parking lot and the public wanting to park their cars before dining at the restaurant.
- Determine if no screen wall along the parking lot edge facing Huron St. meets the criteria in the ordinance to waive the masonry screen wall.

- The ordinance criteria regarding waiving/modifying requirements for 30 deficient landscape trees. The reason for open spaces with no trees is because of the underground utilities.
- A “transparency alternative” for the parking lot side (north façade), using the patio to count toward the 30% transparency requirement on this façade. The Planning Commission can count this outdoor patio as a transparency alternative to help meet that 30% so both the transparency requirement and the patio have the same goal, which would encourage pedestrian interaction between the people inside the building and the people walking down the sidewalk.

Ms. Elmiger informed the Planning Commission that the comments from the various agencies would be dealt with in the final site plan.

Mr. Kirby inquired about the number of trees deficient. Ms. Elmiger stated that the proposed plan is deficient of 24 trees under the general landscaping requirement and deficient of six trees in the parking lot interior landscaping.

Ms. Elmiger presented the utility plan which includes the storm water and underground irrigation system.

Yoji Seo, engineer with Roosien & Associates, was present at the meeting to discuss any questions from the Planning Commission.

Ms. Peterson inquired about the timeline for the start and the completion of the project. Charles Paisley, applicant, stated that his engineer believes that the project would be completed by mid-June for permitting, and about 180 days to complete the project from start to finish.

Mr. Sinkule inquired about the hours of operation for Culver’s Restaurant. Mr. Paisley informed the Planning Commission that the hours of operation are 10 am to 11 pm with about 50 employees at the location.

Ms. El-Assadi inquired about the loading/delivery hours. Mr. Paisley stated that most of the deliveries usually happen in the middle of the night or as early as 8 am.

**MOTION:** Mr. Sinkule **MOVED** to approve the Special Land Use request for the construction of a 4,330 sq. ft. restaurant and drive-through at the property located at 1410 S. Huron Street, Ypsilanti, MI 48197, Parcel K-11-38-280-018, as the proposal meets the criteria in Article 10, Special Land Use, in the Zoning ordinance with the following conditions:

1. Any future land divisions of this property will result in a minimum two-acre parcel for the Culver's Restaurant site to comply with the minimum site area for drive-through facilities and the Site Type D standards.
2. The proposal as presented receives Preliminary and Final Site Plan approval.

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

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

**MOTION PASSED.**

**B. PRELIMINARY SITE PLAN – UPH YPSILANTI PROPERTY, LLC – 1410 S. HURON STREET – PARCEL K-11-38-280-018 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF UPH YPSILANTI PROPERTY, LCC TO PERMIT THE CONSTRUCTION OF A 4,330 SQ. FT. CULVER'S RESTAURANT WITH A DRIVE-THROUGH FOR A 3.43-ACRE SITE ZONED TC, TOWN CENTER WITH A SITE TYPE D DESIGNATION.**

**MOTION:** Mr. Sinkule **MOVED** to approve the Preliminary Site Plan request for the construction of a 4,330 sq. ft. restaurant and drive-through at the property located at 1410 S. Huron Street, Ypsilanti, MI 48197, Parcel K-11-38-280-018, as the proposal meets the requirements and standards in the Zoning ordinance with the following conditions:

1. Any future land divisions of this property will result in a minimum two-acre parcel for the Culver's Restaurant site to comply with the minimum site area for drive-through facilities and the Site Type D standards.
2. The Planning Commission waives striping/signage of loading space for deliveries, as described on Sheet C-102.

3. The Planning Commission determines that no screen wall along the parking lot edge facing Huron St. meets the criteria in the ordinance to waive the masonry screen wall.
4. The Planning Commission waives the requirement for 30 deficient landscape trees.
5. The Planning Commission considers the patio to count as a “transparency alternative” for the 30% transparency requirement in the parking lot (north façade) of the building.
6. The applicant shall revise all plan sheets to reflect the results of this evening’s discussion before submitting the plans for Final Site Plan review.
7. The applicant shall address all outstanding comments from reviewing agencies during the Final Site Plan stage.
8. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

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

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

**MOTION PASSED.**

- **NEW BUSINESS**

None to Report.

- **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**

Commissioner El-Assadi informed the Planning Commission that the Zoning Board of Appeals had approved a sign permit across from Ipsy High School on Packard Rd.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

None to Report.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

**MOTION:** Mr. Kirby **MOVED** to adjourn at 6:56 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services