

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, August 26, 2025
6:30 pm**

COMMISSIONERS PRESENT

Bill Sinkule
Elizabeth El-Assadi
Larry Doe
Darrell 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 6:35 pm.

- **APPROVAL OF JULY 22, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Kirby **MOVED** to approve the July 22, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

A. SPECIAL LAND USE – CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL – PARCEL K-11-26-300-009 – TO CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES FOR THE SPECIAL LAND USE APPLICATION OF DIVERSE REAL ESTATE LLC TO PERMIT A 101-UNIT, SINGLE-FAMILY RESIDENTIAL SITE CONDOMINIUM ON A SITE ZONED R-3, ONE-FAMILY RESIDENTIAL.

The Planning Staff informed the Commission that the application is for special land use and a preliminary site plan. The proposal is for Creekside Village North, located at 6601 Tuttle Hill Road. The residential development consists of 101 single-family lots (1.85 lots per acre). Each lot will have a minimum lot area of 14,000 square feet. The proposed 54.70-acre site is located at the northeast corner of Tuttle Hill Road and Merritt Road. The site will be accessed with one access point off of Merritt Road and one off Tuttle Hill Road. The internal roads will be private, and there will be a connection to the subdivision to the north, Creekside East. This site was previously approved in 2001.

The Planning Staff stated that the Traffic Impact Study has been reviewed by the Washtenaw County Road Commission (WCRC). In their review, the WCRC notes that the Traffic Impact Study does not warrant any additional turn lanes nor a traffic light at Merritt Road and Tuttle Hill Road; however, the Traffic Impact Study does require a future traffic study after the site is developed and built out. The Planning Department encourages the applicant to work with the Road Commission in establishing the necessary escrow to complete the study and install the light if warranted. The applicant has provided a Street Tree Plan and a Greenbelt and Entry Plan.

The Planning Staff stated that the applicant has met most parts of the special use standards, but the Planning Department has recommended that the applicant should provide functional and usable open space that would be satisfactory to the Planning Commission and Township Board so that additional traffic can be mitigated.

The Planning Staff talked about the Township's perspective on the zoning code and the decision to utilize and stabilize the neighborhood. The site consists of two existing detention ponds. The applicant would be protecting the wetland with an

easement. The applicant should perform an updated wetland delineation to confirm if it is Mississippi Department of Environmental Quality (MDEQ)-regulated. If regulated, the applicant would receive MDEQ approval.

The following are the Planning Department recommendations for the Planning Commission to discuss and consider:

- Open Space
- Traffic impact
- Wetland impacts
- Compliance with Standards for Special Use review as outlined in Section 1003.
- Provide wetland delineation to confirm if the wetland is MDEQ-regulated.
- Provide additional/functional open space. We encourage the applicant to reconfigure the site or remove a few lots to provide functional open space.
- Work with the Road Commission in establishing the necessary escrow to complete the study and install the light if warranted.
- Confirm siding material.

A commissioner inquired about the reason for the project not being developed in 2001;

The applicant (Aubrey Murray) talked about the team that includes representatives from Lombardo Homes and the engineering partner, working together to create a development that is consistent with township ordinances and designed to be beneficial to the community.

Lombardo Homes was founded in 1961, a family-owned business. Lombardo Homes has done many projects in Ypsilanti Township and across Michigan.

The Creek Side Village North project will be developed in two phases. The roads will be private with sidewalks on both sides. There is a 10-foot-wide bike path along Tuttle Hill Road and Merritt Road, with three access points from Tuttle Hill Road, Merritt Road, and the Lakewood estate subdivision.

The Traffic Impact Study indicated that there was no need for additional turn lights at Merritt Road and Tuttle Hill Road. The applicant has committed to

providing some funding for any sort of pedestrian or safety improvements that may need to be undertaken in the intersection in the future.

The project has some of the following positive impacts on the community:

- 101 new single-family homes.
- Contribution towards roadway upgrades and pedestrian safety improvements.
- Integration of green space and management of stormwater on-site to protect downstream properties.
- Expansion of the school district.
- Support of local business.

The price range for the new homes starts in the low \$400,000 range. The timeline for the completion of the project depends on the zoning approval, with construction starting in March 2026.

Greg Windingland of Lombardo Homes stated that the building construction will be built by Lombardo Homes and not by a third-party developer. The applicant will contribute \$185,000 towards the development.

Commissioner Kirby inquired if the applicant had conducted a survey gauging the interest of the community. The applicant has done a study based on Ypsilanti Township and the consolidation of the schools. Market research was conducted in different areas.

Commissioner Sinkule requested information on the open space requirement, with it currently being at 12% and the steps taken to move towards 50%. Studies have shown that families prefer not to go to a community playground or pool, but would rather have their own gym or pool in their backyards. The applicant is open to working with the Planning Department and reviewing the changes proposed.

Commissioner Kehrer inquired about the exterior cladding of the homes. The new homes will be consistent with the surrounding communities which would have a standard brick front on the first floor and a brick belt that goes around the perimeter of the home. The customer would have the option to purchase additional brick if they wanted to go for the four-sided brick. The builder will be using vinyl siding for the homes.

Commissioner Kirby inquired about the dues and the ownership of property. Creekside Village is all site condominiums. The residents would own the land and home and be responsible for everything, like an applied subdivision. They would pay dues to the association. The association would maintain the common landscaping along the two main roads; this would be supported and maintained by the dues paid.

PUBLIC HEARING OPENED AT 7:00 PM

- Rodney Fry (6806 Poplar Drive) shared his concern about the open land space with a 50% requirement, and the applicant has attained only 12%. The original plan in 2001 proposed more parks and an open area. The recommendation is to have more open areas. Another concern is the pipelines running right up to the property lines, since other subdivisions have dedicated areas for the pipelines.
- Brian Lance (9418 Country View Drive) supported the need for more open space and to have it developed.
- Quan Reese (9382 Country View Drive) advocated for the preservation of land that has trees and nature preserves.
- Violet Elder (Rosewood 3 on Poplar Drive) talked about the new development of access to the pool, keeping the size and maintenance in mind.
- Miller Delder (Poplar Drive) inquired about the water mitigation and private roads.

Commissioner Kehrler shared with the Planning Commission Board about advocating for the requirement of 50% of open space.

Commissioner El-Assadi requested the applicant to come forward to discuss certain recommendations/comments:

- Greg Windingland, from Lombardo Homes, stated that they could look at eliminating a certain number of lots and creating an internal park. Attaining 50% would be difficult since it would drastically reduce the density.
- The Wolverine Pipeline is through the property, which is an easement, so they have no actual ownership of the land.

- Lombardo Homes met with the Recreation Authority Board, which consists of Creekside Village West and East, regarding the pool. The Board did not want Lombardo Homes' residents to share the pool due to its capacity.
- The Road Commission is responsible for public roads (Tuttle Hill Road and Merritt Road). Lombardo Homes would be responsible for the neighborhood/streets along with annual maintenance, trash removal, and easements to the public road. The residents will pay the dues to the association.
- There is a relatively high ground water table. They have been monitoring and measuring the ground water relative to the surface of the ground. When it comes time to build the homes, they will know how high they must have the basement floors to make sure they are out of the water table.
- Lombardo Homes will try to save as many trees as possible during the progress of the development.
- The original site plan was created by Pulte Homes, consisting of 157 home sites (65-foot-wide lots). The original plan had a higher density.

PUBLIC HEARING CLOSED AT 7:11 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

A. PRELIMINARY SITE PLAN - CREEKSIDE VILLAGE NORTH – 6601 TUTTLE HILL – PARCEL K-11-26-300-009 – TO CONSIDER RECOMMENDATION TO THE TOWNSHIP BOARD OF TRUSTEES FOR THE PRELIMINARY SITE PLAN APPLICATION OF DIVERSE REAL ESTATE LLC. TO PERMIT A 101-UNIT, SINGLE-FAMILY RESIDENTIAL SITE CONDOMINIUM ON A SITE ZONED R-3, ONE-FAMILY RESIDENTIAL.

The commissioners discussed placing a condition of 50% or it may have to be reviewed with a new configuration to be discussed between the Planning Department and the applicant. The site plan follows the zoning requirements, and the special land use is reviewed by the Planning Commission to verify whether the use is appropriate and whether other site plan elements that mitigate impacts to the

surrounding environment, since the open space is important to the community. The Planning Commission can act on the special land use request.

MOTION: Ms. Kehrer **MOVED** to recommend approval to the Township Board of the Special Land Use Permit submitted by Diverse Real Estate, LLC to permit construction of a 101-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Ypsilanti, MI 48197, Parcel K-11-26-300-009, as the proposal meets the criteria in Article 10, Special Land Use with the following conditions:

1. 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.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall address the lack of usable open space in the Final Site Plan.

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

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

MOTION PASSED.

PRELIMINARY SITE PLAN:

MOTION: Ms. Kehrer **MOVED** to postpone the request for Preliminary Site Plan approval, submitted by Diverse Real Estate, LLC to permit construction of a 101-unit, single-family residential site condominium on a 54.70-acre site zoned R-3, One-Family Residential, located at 6601 Tuttle Hill Road, Ypsilanti, MI 48197, Parcel K-11-26-300-009, to give the applicant time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight.

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

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

MOTION PASSED.

The applicant is requested to review the open space requirement before the next presentation with the Planning Commission.

**B. PRELIMINARY SITE PLAN – U-HAUL YPSILANTI – U-BOX
CONTAINER STORAGE–2251 AND 2269 PARKWOOD – PARCELS K-11-
11-100-017 AND K-11-11-100-016 – TO CONSIDER THE PRELIMINARY
SITE PLAN APPLICATION OF KIMLEY-HORN TO PERMIT A U-BOX
CONTAINER STORAGE BUILDING ON A SITE ZONED LOGISTICS AND
MANUFACTURING (L-M).**

The Planning Staff informed the Planning Commission that the applicant, Kimley Horn, has proposed building a 24,000 square foot warehouse building for portage storage and moving containers. The zoning district is LM (Logistics and Manufacturing). The property is accessed by two driveways off Parkwood Avenue.

Planning Commission Staff recommends the following conditions for approval:

1. The applicant must combine the two easterly parcels before final site plan approval.
2. The applicant should comply with the site plan deficiencies and the staff report for lighting, landscaping, and natural features.

Planning Commission should consider the following:

1. Planning Commission should consider deferring the 13 additional required parking spaces; if so, deferred spaces shall be shown on the site plan.
2. Planning Commission should consider waiving the requirement for an outdoor trash enclosure, since trash will be stored inside the building.
3. Planning Commission should evaluate the proposed building design to determine if it is consistent with the desired image for this part of the township.

4. Planning Commission should consider conditioning any preliminary site plan approval on the applicant providing revised lighting information at final site plan review.

Scott Baker (applicant), Local President for U-Haul Southeast Michigan, informed the Planning Commission that the proposed building would be storage spaces for the portable storage boxes, which would not be accessible by customers. The dumpsters are five yards in size, on wheels. They are pushed out of the building to be emptied and stored inside the building. The light plan will be in accordance with the lighting code. Since 2012, the original site was operated from the adjacent parcel with 103 units. Customers can access their storage box with 24-hour notice, and the box will be moved to an adjacent site that is customer-friendly.

Commissioner Kehrer inquired about the parking spaces. Mr. Baker stated that the average number of workers on site is three, with a maximum of five. Parking space for six vehicles is what is needed. The commissioners suggested a revised lighting plan for final staff review.

MOTION: Mr. Sinkule **MOVED** to approve the Preliminary Site Plan, submitted by Kimley Horn of Michigan, Inc. (Representatives of U-Haul) to permit construction of 24,000 square foot U-Box storage building on two parcels totaling 5.17-acres that are zoned L-M, Logistics and Manufacturing, located at 2251 and 2269 Parkwood Ave., Ypsilanti, MI 48197, Parcels K-11-11-100-017 and K-11-11-100-016, with the following conditions:

1. The applicant shall address all outstanding comments from reviewing agencies during the Final Site Plan review. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall combine the two parcels during the Final Site Plan stage of plan review.
4. The applicant shall provide revised lighting information as outlined in the Carlisle /Wortman memo of August 19, 2025, during the Final Site Plan stage.

5. The Planning Commission approves deferring 13 parking spaces, as shown on the Preliminary Site plan.
6. The Planning Commission waives the requirement for an outdoor dumpster and screen, as trash is stored inside the building.
7. The Planning Commission considers the proposed architecture to be consistent with the desired image for this part of the Township.

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

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

MOTION PASSED.

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

- **CORRESPONDENCE RECEIVED**

The Planning Staff talked about the correspondence received regarding the action from the Board, passing a resolution asking the Planning Commission to consider revisions to the existing zoning ordinance pertaining to data centers. The meeting is scheduled for September 23, 2025.

- **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**

Zippy Car Wash got approval for the variances, which will be presented at the September 9, 2025, meeting.

Commissioner Kirby shared that the Sheetz construction has started. Sheetz filed a motion with the court, moving towards a positive development.

- **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 7:39 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services