

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 9, 2025
6:30 pm**

COMMISSIONERS PRESENT

Larry Doe
Elizabeth El-Assadi
Amy Kehrer
Darrell 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 6:31 pm.

- **APPROVAL OF AUGUST 26, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Doe **MOVED** to approve the August 26, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

- **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

None to Report.

- **OLD 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.**

Sally Elmiger (Planning Consultant- Carlisle Wortman) informed the Commission that the applicant (Zippy Car Wash) has met all the standards. During the previous review, the applicant was requested to provide more information regarding the business not being a disturbance to existing residential neighbors. Zippy Car Wash has provided the following information: The proposed hours of operation are Monday through Saturday (7 am – 8 pm) and Sunday (8 am – 8 pm). The revised proposal states that the vacuum and car mat wash area will not be available when the building closes.

Ms. Elmiger stated that the plan does comply with the ordinance requirements and meets the standards.

- It will not be injurious to public health and safety.
- Consistent with the Master Plan, which was based on the evaluation of the special land use.
- The site is served by public utilities, fire safety, and police.
- The location of the building is appropriate and convenient.

Ms. Elmiger informed the Commission about the three alternatives for them to consider:

- To consider the landscape screen as an alternative to a six-foot-tall wall.
- To consider additional shrubs along the northern lane to screen Ellsworth Road to justify the modification of the perimeter parking lot landscaping requirement. Ms. Elmiger recommended screening shrubs instead of trees due to the utilities in the area.
- To consider the architectural features of the buildings towards the deficient transparency (north side of the building), since the Planning Commission had requested a minimum of 50% transparency requirement. Ms. Elmiger informed the Commission that the applicant has requested that the architectural design features of the building count towards the transparency requirement.

Commissioner Sinkule inquired about the height of the evergreen trees that would be planted and the 40% transparency. Ms. Elmiger stated that the trees would

grow to up to six feet. Ms. Elmiger informed the Commission that 40% of the facade between two feet up from grade and eight feet up from grade is a transparent material (window or door).

Commissioner Kehrer inquired whether a notification was given to the adjacent property owner regarding the fence/tree. Ms. Elmiger stated that the owners are aware of it, and they would have been notified about the public hearing.

The Planning Commission talked about the Master Plan and the slow transition of residential to commercial in the future. Ms. Elmiger shared that the regional corridor zoning that goes all the way up Michigan Avenue is considered for mixed use.

Corey Weaver and Michelle Weaver (Owners of Zippy Car Wash) stated that the reason for not having many windows at the back is due to the masonry and the equipment room. The rear of the building was upgraded with additional architectural features, including three dormers and accent lighting. The preference for landscaping would be evergreen trees. The decision to go with the trees and not a wall was because the backside of the berm has a storm sewer that collects water from the neighbors, and a wall would interfere with it.

The Commissioners inquired about placing faux windows. Ms. Elmiger stated that faux windows do not count towards transparency. The frontage requires 50%, which was attained, and the rear requires 30%.

The Commissioners were presented with a PowerPoint, which will be printed out for future reference. The PowerPoint covered the electrical, gas outlets, landscaping and the interiors of the building.

MOTION: Ms. Kehrer **MOVED** to approve the Special Land Use Permit submitted by Zippy Auto Wash (Represented by Corey Weaver) to permit construction of a 4,900 square foot, automated tunnel car wash with two pay terminals and 12 vacuum stations/parking spaces on a 2.49-acre site zoned RC, Regional Corridor, located at 1822 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-38-252-022, 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.
2. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
3. The applicant shall obtain all applicable internal and outside agency permits prior to construction.

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

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

MOTION PASSED.

- 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.**

MOTION: Ms. Kehrer **MOVED** to approve the Preliminary Site Plan submitted by Zippy Auto Wash (Represented by Corey Weaver) to permit construction of a 4,900 square foot, automated tunnel car wash with two pay terminals and 12 vacuum stations/parking spaces on a 2.49-acre site zoned RC, Regional Corridor, located at 1822 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-38-252-022, with the following modifications and condition:

1. The Planning Commission considers the proposed landscape/berm screen along the west property line as an acceptable alternative to the required six-foot-tall masonry screen wall.
2. The Planning Commission considers the additional shrubs along the northerly maneuvering lane to justify the modification to the perimeter parking landscaping requirement.
3. The Planning Commission considers the architectural features of the building to count toward the deficient transparency on the north side of the building.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
5. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
6. 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. Kehrer (Yes); Mr. Doe (Yes); Ms. Peterson (Yes); Mr. Sinkule (Yes); Ms. Tyson (Yes); Mr. Kirby (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 recommended that the Planning Commission have the Zoning Board of Appeals (ZBA) motion or meeting minutes placed at the beginning of the agenda for the purpose of being cohesive.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Planning Staff informed the Planning Commission that the September 23, 2025, meeting has not yet been finalized, as they are waiting for the resubmission of applications.

The Planning Department is in the process of planning the text amendment regarding data centers for the following meeting, scheduled for October 14, 2025.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Kirby **MOVED** to adjourn at 7:10 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services