

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Monday, November 10, 2025
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

Sally Elmiger - Carlisle Wortman
Mark Yandrick - AICP, Planning Director
Dennis McLain – Township Attorney

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:30 pm.

- **APPROVAL OF AGENDA**

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

- **APPROVAL OF SEPTEMBER 9, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Sinkule **MOVED** to approve September 9, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES REGARDING DATA CENTERS:

1. Article 2, Section 201. – Definitions.
2. Article 4, Section 420. – Residential use tables.
3. Article 5, Section 504. – Neighborhood Corridors
4. Article 5, Section 505. – Regional Corridors
5. Article 5, Section 506. – Town Center

Mark Yandrick, AICP, Planning Director, informed the Commission that the Ypsilanti Township Board unanimously passed a motion directing the Planning Commission to review zoning changes to data centers in August. The Planning Department has been evaluating the existing ordinance and regulations. The Township Board is then required to hold at least two (2) readings (December 2 and December 16, 2025) of the Text Amendment before they can adopt the Ordinance. Mark Yandrick, shared with the Commission that the following discussion would be based on how data centers for storage and warehouse of computer servers were allowed in the logistics/ manufacturing and the ICR (industrial and commercial revitalization area). Removing Data Centers as permitted for use in the Township's three (3) form-based code districts (Town Center, Regional Corridor, Neighborhood Corridor). Data Centers have been removed from the L-M, Logistics and Manufacturing zoning district, and the Service and Maintenance of Electronic Data Processing Equipment" removed from the I-T, Innovation and Technology zoning districts as well as the L-M district.

Mark Yandrick talked about Data and Computing Centers being much smaller in size 5-10 years ago as data wasn't processed at the size and scale it is today.

Mark Yandrick presented the zoning map that identifies the different zoning districts across the township and the proposal for the Commissions to consider are the following:

- Data centers, with the current size and demand, are to be restricted in the two industrial districts (logistics/ manufacturing and innovation and technology.

- Remove allowance for data centers from the three form-based code districts.
- Change the ICR from permitted use to a special land use to be approved by the township board.
- This ordinance would clean up some of the headings that were missing from the previous ordinance.
- This Ordinance does not impact any proposals from the University of Michigan's and Los Alamos Computation Center, due to MCL Article VIII § 5, which exempts the University of Michigan from local building and zoning laws. This proposed ordinance would apply to all other proposals that are not exempt under this law, or any other state or federal exemptions.
- Locating data (computing) centers in the ICR zone is most appropriate in the township as it would locate an industrial use in an existing brownfield site(s) and eliminate impact to surrounding residential and environmentally sensitive areas found in the other zoning districts.
- The parcels in the ICR zoning district also have greater access to existing utilities and infrastructure. The location is also near to the Ypsilanti Community Utility Authority (YCUA) water treatment plant, which could potentially use reclaimed refuse water, which is recycled water and less of an impact on the existing water utility systems.

The Planning staff recommends the Planning Commission to review and consider a recommendation for approval of the zoning ordinance text amendments to the township board.

Commissioner Kirby inquired about the reasons for data centers to be moving in: Mark Yandrick talked about the increased demand nationwide for data and computing centers as both data and artificial intelligence (AI) research, development, and storage increase. These larger facilities require significantly more electricity and water, which also can impact the surrounding environments, as well as the capacity for utilities.

PUBLIC HEARING OPENED AT 6:43 PM

Nicole Porter (5764 Princeton Place) shared as a longtime Ypsilanti Township resident concerns that AI Data Centers could bring to the community's beauty and safety.

PUBLIC HEARING CLOSED AT 6:45 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

a. ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES DATA CENTERS:

1. Article 2, Section 201. – Definitions.
2. Article 4, Section 420. – Residential use tables.
3. Article 5, Section 504. – Neighborhood Corridors
4. Article 5, Section 505. – Regional Corridors
5. Article 5, Section 506. – Town Center

MOTION: Mr. Sinkule **MOVED** to recommend **APPROVAL** to the Township Board for the Township Initiated Ordinance Zoning Text Amendment relating to the location and regulations applicable to data centers within Article 2, Section 201. – Definitions, Article 4, Section 420. Residential use table, Article 5, Section 504. – Neighborhood Corridors, Article 5, Section 505. Regional Corridors, Article 5, Section 506. – Town Center to improve the health, safety, and welfare of the Township without conditions.

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

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

MOTION PASSED.

b. RESOLUTION 2025-001, ADOPTION OF REGULAR PLANNING COMMISSION MEETING DATES FOR THE 2026 CALENDAR YEAR.

MOTION: Mr. Kirby **MOVED** to adopt the regular Planning Commission meeting dates for the 2026 calendar year.

WHEREAS section 2A of the adopted Planning Commission by-laws states the Commission shall hold regular meetings on the fourth Tuesday of each month and other meetings as necessary, and **WHEREAS** the Michigan Zoning Enabling Act requires the Planning Commission adopt by resolution it's meeting schedule, and **WHEREAS** the adopted bylaws require the Commission to adopt by resolution the time and place of such meetings and minimum required application deadlines.

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times be adopted for the Charter Township of Ypsilanti Planning Commission for the 2026 Calendar Year.

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

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

Commissioner Peterson informed the Commission of the upcoming dedication of the courts scheduled for November 14, 2025.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Mark Yandrick informed the Commission about the plans to have the township conduct a joint planning commission and ZBA training which would move later into tailored training for both groups. The date for the training is yet to be scheduled.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 6:54 pm. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

Respectively Submitted by Minutes Services

DRAFT