

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, November 25, 2025  
6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Bill Sinkule  
Gloria Peterson  
Amy Kehrер  
Larry Doe

**STAFF AND CONSULTANTS**

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

- **APPROVAL OF NOVEMBER 10, 2025, REGULAR MEETING MINUTES**

**MOTION:** Mr. Sinkule **MOVED** to approve November 10, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. Kehrер and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

None to Report.

- **OLD BUSINESS**

**PRELIMINARY SITE PLAN FOR 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 PRELIMINARY SITE PLAN FOR SPECIAL LAND USE APPLICATION OF DIVERSE REAL ESTATE LLC TO PERMIT A 100-UNIT, SINGLE-FAMILY RESIDENTIAL SITE CONDOMINIUM ON A SITE ZONED R-3, ONE-FAMILY RESIDENTIAL.**

Planning Staff informed the Commission on the application for the preliminary site plan for Creekside Village North, located at 6601 Tuttle Hill. This application is for residential development consisting of 100 single-family lots. This site is currently zoned as R-3 and was previously approved in 2001 but was never developed. The developer did commit \$185,000 towards the safety improvements on Tuttle Hill. The Planning Commission held a public hearing in August 2025 and the decision for the request of the preliminary site plan was postponed due to lack of usable open space. The applicant has made certain revisions, and the planning staff has reviewed it for the Commissioners to consider.

Planning Staff stated that the single-family residential plots and site condominiums would also require special-use approval by the Charter Township Board. The property is on the northeast corner of Merritt Road and Tuttle Hill. Planning Staff reminded the Commission that the new development would not have access to the community pool, due to the limitation on the capacity.

Following are the review from Carlisle Wortman:

- Wetland delineation was performed, and no wetlands were found to exist on site.
- Provision of Open/ Functional Space: The layout has been revised to the removal of a lot which now provides a pathway around the site, and a playground area as requested.
- Worked with the Road Commission in establishing the necessary escrow. The escrow amount will be finalized prior to the Final Site Plan Approval.

- Siding Material: The proposal is to have a brick veneer on the first floor and vinyl siding on the second floor: The Planning Commission would have to review the request.

Planning Staff stated that 50% of the required open space shall be used towards active recreation with an open space accessible to the residents. The Planning Staff gave a visual presentation on the model of the homes, the sidewalk, and the sidings of the homes.

The Planning Department is recommending the Planning Commission to have a discussion on the proposed functional open space and whether vinyl siding material is appropriate for this building material. Based on the Planning Commission recommendation, the department would recommend the following conditions:

- Provision of additional open space, if directed by the Planning Commission.
- The upgrade to vinyl material usage if directed by the Planning Commission.
- The provision of the \$185,000 be memorialized in a future development agreement to be executed before the final site plan.

The Commissioner went into discussion:

Commissioner Kehrer inquired about the vinyl siding usage in most developments: The Planning Staff stated that he had a discussion with Carlisle Wortman, and it was shared that the standard of the surrounding environment uses different materials and uses a small percentage of vinyl on the front facade and vinyl is specifically approved as part of this development.

Commissioner Sinkule inquired if the Planning Department was satisfied with the revised plan of the open space: The Planning Staff stated the open lot has given space for the playground and the provision of amenities that would satisfy the neighborhood and the township.

Aubrey Murray and Greg Winning (Lombardo Homes) were present at the meeting. Ms. Murray informed the Planning Commission of the revised site plan that provides an addition of 20,000 square feet for the park, additional seating, and pathways around the community. The vinyl's used in the surrounding communities, are homes built by Lombardo. Other communities established by Lombardo Homes are Majestic

Lakes, Creekside Village East, and Creekside Village South. Ms. Murray shared pictures of the model homes with the Planning Commission.

Commissioner Peterson inquired about the timeline for the completion of the development: Ms. Murray stated that this would be dependable on the market conditions. Permits and approval would be completed in 2026, and Phase 1 of the development is estimated to be completed in 2027. Mr. Winning stated that once they receive the approval from the Township Planning Commission and the Township Board, the engineers will start work on the site design, which would be completed in couple of months, after which it would require the approval from various departments.

Commissioner Sinkule inquired if the potential buyers would have the opportunity to customize the outer brick/ vinyl facade: Mr. Winning stated that buyers would have various options that they can decide on.

**MOTION:** Ms. Kehrer **MOVED** to recommend approval to the Township Board of the Preliminary Site Plan submitted by Diverse Real Estate, LLC to permit construction of a 100-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, with the following conditions:

1. The proposed functional open space is sufficient to serve the proposed residential development.
2. The proposed vinyl siding material is an appropriate building material.
3. The agreed upon \$185,000 traffic mitigation contribution shall be memorialized in a Development Agreement.
4. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan Review by the Planning Commission and Township Board. The applicant shall revise all plan sheets to reflect the results of this evening's discussion.
5. 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. 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**

The Planning Staff informed the Planning Commission that the data center ordinance that the Commission had recommended will be presented to the Township Board on December 2, 2025, with the second reading for December 16, 2025.

The Planning Commission has been scheduled for a meeting for December 9, 2025. There will be two public hearings (Residential home used as a senior facility and Urban Air Adventure Park; both applicants are requesting special land use).

Zoning Board of Appeals and Planning Commission training at Township Civic Center scheduled for December 10, 2025. This training session is being conducted by Carlisle Wortman.

- **MEMBERS OF THE AUDIENCE**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

**MOTION:** Mr. Doe **MOVED** to adjourn at 7:03 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services