



## **REGULAR MEETING AGENDA**

**Tuesday, March 11, 2025**

**6:30 P.M.**

**If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at [planning@ypsitownship.org](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE FEBRUARY 25, 2025, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
  - A. **CONDITIONAL REZONING – THE WASHTENAW PACE INC. / BRIO LIVING SERVICES – 2940 ELLSWORTH ROAD – PARCEL K-11-07-300-075 – TO CONSIDER A CONDITIONAL REZONING REQUEST APPLICATION TO REZONE 2940 ELLSWORTH ROAD FROM R-4, ONE-FAMILY RESIDENTIAL DISTRICT TO RM-MD, MULTIPLE FAMILY MEDIUM DENSITY DISTRICT TO PERMIT THE CONSTRUCTION OF A 3-STORY SENIOR ASSISTED AND/OR INDEPENDENT LIVING FACILITY ON THE VACANT PORTION OF THIS 6.4-ACRE SITE.**
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **CONDITIONAL REZONING – THE WASHTENAW PACE INC./BRIO LIVING SERVICES – 2940 ELLSWORTH ROAD – PARCEL K-11-07-300-075 – TO CONSIDER A CONDITIONAL REZONING REQUEST APPLICATION TO REZONE 2940 ELLSWORTH ROAD FROM R-4, ONE-FAMILY RESIDENTIAL DISTRICT TO RM-MD, MULTIPLE FAMILY MEDIUM DENSITY DISTRICT TO PERMIT THE CONSTRUCTION OF A 3-STORY SENIOR ASSISTED AND/OR INDEPENDENT LIVING FACILITY ON THE VACANT PORTION OF THIS 6.4-ACRE SITE.**
  - B. **MAJOR PD CHANGE – ALLIED SIGNS, INC. – 2010 WHITTAKER ROAD – PARCEL K-11-21-200-040 – TO CONSIDER PROPOSED AMENDMENTS TO THE KROGER SIGN PACKAGE ILLUSTRATED ON THE FINAL PLANNED DEVELOPMENT (PD) SIGN PLAN FOR THE PAINT CREEK CROSSINGS SHOPPING CENTER.**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. CORRESPONDENCE RECEIVED
  - B. PLANNING COMMISSION MEMBERS
  - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT

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**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

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

**COMMISSIONERS PRESENT**

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

**STAFF AND CONSULTANTS**

Fletcher Reyher, Planning and Development Coordinator  
Sally Elmiger - Carlisle Wortman  
Dennis McLain – Township Attorney

• **CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Mr. Sinkule called the meeting to order at 6:30 pm.

• **APPROVAL OF JANUARY 14, 2025, REGULAR MEETING MINUTES**

**MOTION:** Mr. Doe **MOVED** to approve the January 14, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

• **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

**SPECIAL LAND USE – UPH YPSILANTI PROPERTY, LLC – 1410 S. HURON STREET PARCEL K-11-38-280-018 – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF UPH YPSILANTI PROPERTY, LLC 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.**

Mr. Fletcher Reyher, Planning and Development Coordinator, presented the Preliminary Site Plan and Special Land Use Application from UPH Ypsilanti Property, LLC for a proposed 4,330 sq. ft. restaurant & drive-through with 104 seats, and a 65-space parking lot. Other site features include an outdoor patio, sidewalk connection to Huron Street, lighting, and landscaping. The applicant is purchasing the 3.34-acre site from the Township. The restaurant will occupy a portion of the parcel, and the remaining portion of the site will remain vacant for now. All access will be off Brinker Way via the access road developed by the Aldi project. The property is zoned TC, Town Center with a Site Type D Designation. Restaurants are permitted and uses with drive-through facilities are allowed via special land use.

Mr. Fletcher Reyher presented an aerial view of the land and informed the Commission that the site plan submitted has been reviewed by township staff and consultants in accordance with all procedures. Carlisle Wortman Associates reviewed the site plan and has recommended multiple items to be discussed with the planning commission prior to the applicant going to the Zoning Board of Appeals.

**Reviews of different departments:**

- **OHM:** The Townships Engineering consultant recommended approval of the site plans in their letter dated January 7, 2025. OHM has provided the applicant with detailed engineering comments that would be addressed at the time of final site plan and detailed engineering review.
- **Ypsilanti Community Utilities Authority:** YCUA recommended approval in their letter dated January 21, 2025.
- **Ypsilanti Township Fire Department:** YTFD has recommended approval in a letter dated January 2, 2025.

- **Water Resources Commission:** WRC asked the applicant to address four items in their most recent letter dated January 15, 2025. These items will be addressed at the time of final site plan review.
- Washtenaw County Road Commission also shared a handful of comments with the planning department. These comments will be addressed at the time of the final site plan.

Mr. Fletcher Reyher, Planning and Development Coordinator, informed the Commission that Sally Elmiger (Planning Consultant - Carlisle Wortman) would provide the report from Carlisle Wortman.

Ms. Elmiger informed the Commission that she reviewed the project, and a postponement from the Planning Commission would have the project to be presented to the ZBA for decisions on the variances.

Ms. Elmiger stated that Carlisle Wortman recommended approval of the Special Land use as it is consistent with the Master Plan and the vision for the town center area.

Ms. Elmiger suggested that the Planning Commission to consider having the discussion with the applicant on the following:

- To discuss the need for excess impervious surface due to parking space length.
- To consider waiver of striping/signage of loading space for deliveries.
- Applicant to obtain a variance to locate service lane/waiting spaces in front yard.
- Planning Commission to consider ordinance criteria regarding waiving/modifying requirement for 30 deficient landscape trees.
- Provide downward facing, shielded alternative for light fixture “P” due to higher than permitted Kelvin rating, and higher than permitted footcandles, to be evaluated at Final Site Plan review. The color temperature is 4000 Kelvin, above the 3500 Kelvin requirement. An alternative fixture that meets the Kelvin requirement could be used and evaluated at Final Site Plan review.

Commissioner inquired about the proposed underground water storage system under the parking lot and the concern of having it fixed during a technical issue and the possibility of moving the trees away from the area (since the roots of the trees can infiltrate the water system); The Township Engineer Stacie Monte (OHM) informed the Planning Commission that they discourage in planting trees above utilities. Since

the storm sewer is privately owned and operated it would be the owners right/ discretion on the choice. Ultimately OHM would request the applicant to provide maintenance schedule on the plans.

Commissioner Kirby inquired about the problems that could arise due to the deficiency of trees; Matt Cole (site engineer) shared with the Planning Commission that the ordinance requires trees to be planted for every square foot on the site. Trees would be placed around the edge and in places that would require them. Matt Cole stated that there would be about seven feet of soil over the top of the underground water system (stone and fabric), and it would not cause any problem to the roots. A revised draft on the lights (that meets the ordinance) has been submitted to Mr. Fletcher Reyher for review.

Commissioner Peterson inquired about the reason for the long parking spaces/ loading spaces; Mr. Cole stated that the best parking space that is always recommended to clients is a 20-foot-long space and a 24-foot drive aisle. Some municipalities allow it to go down to 16-18 feet. The problem arises when parking SUVs and other similar cars, it would be difficult to reverse. The restaurant serves lunch/ dinner and opens at 10 am. Deliveries are usually around 8 am or earlier. The vehicle pulls close to the door to drop supplies off.

#### **PUBLIC HEARING OPENED AT 6:45 PM**

**Hearing None.**

#### **PUBLIC HEARING ENDED AT 6:45 PM**

**MOTION:** Ms. El-Assadi **MOVED** to postpone 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 to allow the applicant time to obtain the required variances as outlined in the Planning Commission Packet.

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

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

**MOTION PASSED.**

- **OLD BUSINESS**

None to Report

- **NEW BUSINESS**

- a. **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:** Ms. El-Assadi **MOVED** to postpone 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 to allow the applicant time to obtain the required variances as outlined in the Planning Commission Packet.

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

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

**MOTION PASSED.**

- b. **SPECIAL LAND USE – ZAWIYAH FOUNDATION, LLC – 5718 WHITTAKER ROAD – PARCEL K-11-21-300-034 – TO CONSIDER THE SPECIAL CONDITIONAL USE PERMIT APPLICATION OF ZAWIYAH FOUNDATION, LLC TO PERMIT THE ESTABLISHMENT OF A HOUSE OF**

WORSHIP FOR A 0.71-ACRE SITE ZONED NB, NEIGHBORHOOD BUSINESS.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented the Preliminary Site Plan and Special Land Use Application from Zawiyah Foundation LLC to use the existing building located at 5718 Whittaker Road for worship and prayer for the Zawiyah Foundation.

Mr. Fletcher Reyher informed the Planning Commission that Zawiyah Foundation LLC was present at the January 14, 2025, meeting and the request for preliminary site plan and special land use was postponed for the applicant to address certain items that the commissioners had requested.

At the January 14, 2025, meeting the Planning Commission had requested the following:

- Applicants plan once their members grow from the current 12 to 19 when the maximum occupancy of the current building configuration is 19 persons.
- The applicant to address the deficient number of trees and shrubs in their landscaping plan.
- The applicant to install an eight-foot-wide safety path along the street frontage, instead of the five-foot proposed sidewalk.
- The applicant to provide documentation that no loading/ unloading zone is needed for their use.

Mr. Fletcher Reyher informed the Planning Commission that Zawiyah Foundation LLC did provide a response letter to these specific requests and have revised their plans.

Ms. Elmiger informed the Commission that she reviewed the project, and the applicant had provided additional information as requested. The applicant has stated that they would present a request to the Planning Commission in case they do outgrow the space (requesting the expansion of the building). The applicant has proposed the increase of trees/ shrubs adding landscaping to the site (west side of the property; residential side). The applicant has provided a three-foot extension; the current five-foot-wide sidewalk will be extended to eight feet, which meets the ordinance requirement. The applicant has provided documentation on not having the requirement for the loading zone.



Commissioner Kehrer inquired about the large tree at the front that could tamper with the power lines/ utilities; Ms. Elmiger stated that the tree was a hackberry, and the Commissioners could request the applicant to modify the landscaping.

Sebastian Robbins (representing Zawiyah Foundation) shared about increasing the five-foot sidewalk to eight-foot sidewalk, which was modified. The applicant made changes to the landscaping as requested (the green barrier towards the neighboring residents) and the need for a loading zone is not required. The increase in members is most likely not to occur but if it does happen and an expansion of the building is needed, it would be brought to the Planning Commission.

Commissioner Peterson inquired about the type of organization/ parking lot; Sebastian Robbins stated that Zawiyah means corner, a place for prayer (Sufi Organization); opened for five daily prayers. The property currently has ten parking lots plus a dedicated handicap parking space. Usually there are about six people at a prayer session.

Commissioner Peterson inquired about the future plans in case of an expansion; Ms. Elmiger informed Commissioner Peterson that the foundation cannot have more than 19 people and the parking lot is available only for 12 vehicles, any expansion would require the applicant to present a request to the Planning Commission.

**MOTION:** Ms. El-Assadi **MOVED** to approve the Special Land Use Permit submitted by Zawiyah Foundation, LLC to permit establishment of a house of worship, utilizing the existing building on the 0.71-acre site zoned NB, Neighborhood Business, located at 5718 Whittaker Road, Ypsilanti, MI 48197, Parcel K-11-21-300-034, as the proposal meets the criteria in Article 10, Special Land Use with the following conditions:

- 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.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.
- All vehicles must be parked in the designated spaces in the parking lot, as outlined in the plans dated November 19, 2024, and included in tonight's Packet. Parking in undesignated spaces or on unpaved areas outside of the

designated spaces is prohibited. The construction of an additional car park is prohibited without the required Township review and approval.

- The building is limited to an occupant load of nineteen (19) people, as shown on the plans in tonight's packet.
- Change of shade tree at the front to ornamental trees/ shrubs that will not grow taller than the lowest utility line out front (the tree below the power line) and any other conditions based upon the planning commission discussion.

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

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

**MOTION PASSED.**

- c. **PRELIMINARY SITE PLAN – ZAWIYAH FOUNDATION, LLC – 5718 WHITTAKER ROAD – PARCEL K-11-21-300-034 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF ZAWIYAH FOUNDATION, LLC TO PERMIT THE ESTABLISHMENT OF A HOUSE OF WORSHIP FOR A 0.71-ACRE SITE ZONED NB, NEIGHBORHOOD BUSINESS.**

**MOTION:** Ms. El-Assadi **MOVED** to approve the Preliminary Site Plan submitted by Zawiyah Foundation, LLC, to permit establishment of a house of worship, utilizing the existing building on the 0.71-acre site zoned NB, Neighborhood Business, located at 5718 Whittaker Road, Ypsilanti, MI 48197, Parcel K-11-21-300-034, with the following conditions:

- 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.
- The applicant shall obtain all applicable internal and outside agency permits prior to construction.
- All vehicles must be parked in the designated spaces in the parking lot, as outlined in the plans dated November 19, 2024, and included in tonight's Packet. Parking in undesignated spaces or on unpaved areas outside of the

- designated spaces is prohibited. The construction of additional parking is prohibited without the required Township review and approval.
- The building is limited to an occupant load of nineteen (19) people, as shown on the plans in tonight's packet.
  - Change of shade trees at the front to ornamental trees/ shrubs that will not grow taller than the lowest utility line out front (the tree below the power line) and any other conditions based upon the planning commission discussion.

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

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

**MOTION PASSED.**

- d. **ELECTION OF OFFICERS FOR 2025 CALENDER YEAR – AT THE FIRST REGULAR MEETING EACH YEAR, THE PLANNING COMMISSION SHALL SELECT FROM ITS MEMBERSHIP A CHAIRPERSON, VICE CHAIRPERSON, AND SECRETARY.**

Mr. Fletcher Reyher, Planning and Development Coordinator, informed the Planning Commissioners that they would need to elect a Chairperson, a Vice Chairperson and a secretary (at the first regular meeting each year). February 25, 2025, was the first meeting with all members present.

Ms. Peterson nominated Ms. Elizabeth El-Assadi as Chair; Ms. Elizabeth El-Assadi accepted the nomination.

Ms. Peterson nominated Mr. Sinkule as Vice Chair; Mr. Sinkule accepted the nomination.

Mr. Larry Doe nominated Mr. Daryl Kirby as Secretary.

**MOTION:** Ms. Peterson **MOVED** to nominate Ms. Elizabeth El-Assadi as Chair; Mr. Bill Sinkule as Vice Chair and Mr. Larry Doe nominated Mr. Daryl Kirby as Secretary for the year of 2025 Planning Commission.

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

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

Ms. Peterson informed the Planning Commission of the upcoming second senior budget meeting from Washtenaw County.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

None to Report

- **OTHER BUSINESS**

Mr. Fletcher Reyher informed the Planning Commission that this was his last Planning Commission meeting with Ypsilanti Township since he has accepted a new role with Dexter Township.

- **ADJOURNMENT**

**MOTION:** Ms. El-Assadi **MOVED** to adjourn at 7:20 pm. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services

## *Planning Department Report*

Project Name: Huron Valley PACE - Conditional Rezoning

Location: 2940 Ellsworth Road, Ypsilanti, MI 48197

Date: February 18, 2025

- |   |  |
|---|--|
| <input type="checkbox"/> Full Preliminary Site Plan Review #<br><input type="checkbox"/> Sketch Preliminary Site Plan Review #<br><input type="checkbox"/> Administrative Preliminary Site Plan Review #<br><input type="checkbox"/> Detailed Engineering/Final Site Plan Review #<br><input type="checkbox"/> Special Use Permit<br><input checked="" type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Rezoning<br><input type="checkbox"/> Tentative Preliminary Plat<br><input type="checkbox"/> Final Preliminary Plat<br><input type="checkbox"/> Final Plat Process<br><input type="checkbox"/> Planned Development Stage I<br><input type="checkbox"/> Planned Development Stage II |
|---|--|

Contact / Reviewer	Consultants, Departments, & Agencies	Recommend Approval	Recommend Approval with Conditions	Denied	N/A	See email/letter attached or comments below
Planning Department	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See letter dated 02-11-2025
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Brian McCleery, Deputy Assessor	Township Assessing Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Planning Department Recommended Action:

At this time, The Huron Valley PACE is requesting Conditional Rezoning consideration by the Charter Township of Ypsilanti Planning Commission. This item is being placed on the March 11, 2025, Planning Commission Agenda for the required public hearing and the Commissioner's consideration.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 11, 2025

## Conditional Rezoning Application For Ypsilanti Charter Township, Michigan

<b>Applicant:</b>	Washtenaw PACE, Inc./Brio Living Services
<b>Project Name:</b>	Washtenaw PACE Rezoning
<b>Plan Date:</b>	October 18, 2024
<b>Location:</b>	2940 Ellsworth Road
<b>Zoning:</b>	R-4, One Family Residential District
<b>Action Requested:</b>	Conditional rezoning from R-4, One Family Residential to RM-MD, Residential Multiple-Family; Medium Density

### PROJECT AND SITE DESCRIPTION

The Washtenaw Pace Inc. (owner) of 2940 Ellsworth Road is seeking a conditional rezoning to rezone their property from R-4, One Family Residential to RM-MD, Residential Multiple-Family (Medium Density). The reason for the rezoning is that the property owner would like to establish senior assisted and/or independent living apartments on a vacant portion of the site.

This site is currently occupied by the Huron Valley PACE facility, and this facility will remain at this site. PACE is a non-profit organization that provides medical and supportive services, and recreational activities for their elderly clients. PACE staff manage their clients' daily care so that they can continue to live at home. PACE clients are 55+, and low income.

The proposed rezoning is conditioned upon:

- Limiting the number of apartments to 40 units (or 6.25 units/acre)
- Limiting the building height to three stories/35-feet-tall
- Setting the building back at least 60 feet from the north property line (which abuts single-family residential uses). Accessory structures will not be subject to this increased setback.
- Age restricting residents of the building to 55 and older.

**Figure 1: Location of Subject Site**



**Surrounding Property Details:**

Zoning and existing use of properties surrounding the subject site include:

Direction	Zoning	Use
North	R-4, One Family Residential and RM-MD, Residential Multiple-Family (Medium Density)	Single-Family Residential / Vacant
South	RM-MD, Residential Multiple-Family (Medium Density)	Multiple-Family Residential
East	R-4, One Family Residential	Single-Family Residential
West	R-4, One Family Residential	Vacant

**Size of Site:**

The total area of the subject site is 6.4 acres.

**Current Use of Site:**

The site is currently used by the Huron Valley PACE facility, providing daily services to seniors arriving by bus or car. The new apartment building would be located on the vacant (east) part of the site.

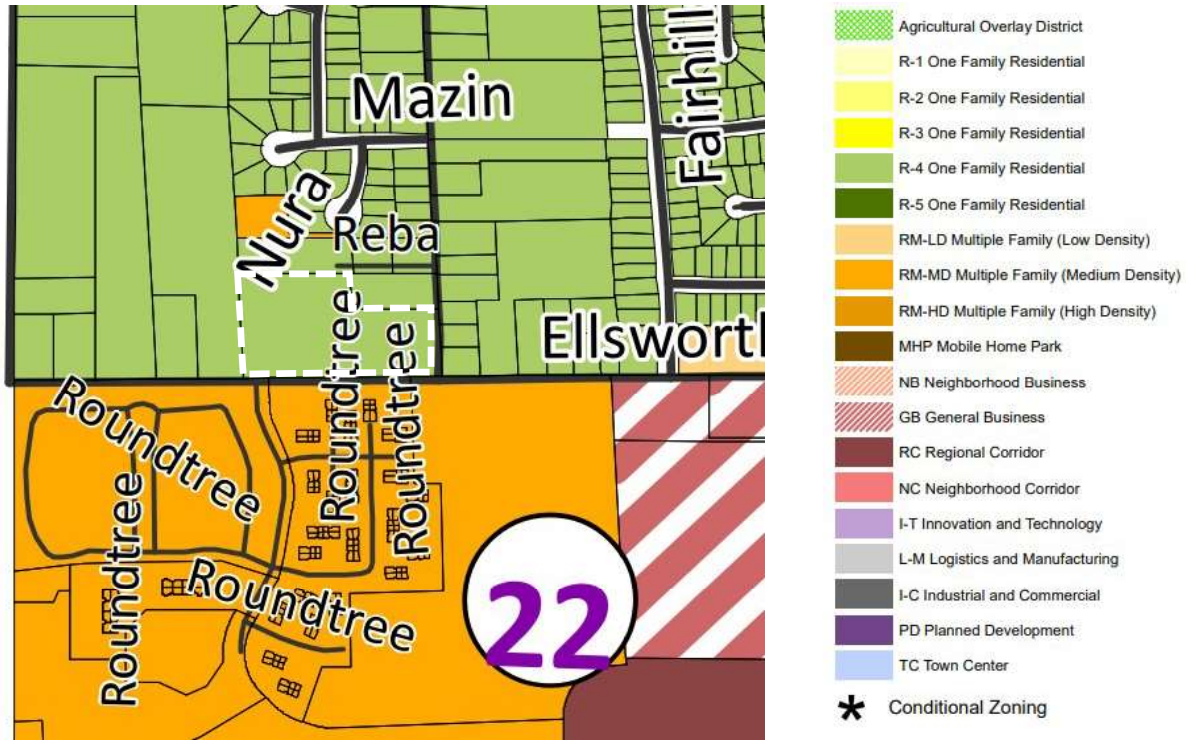
**Proposed Future Use of Site:**

Senior independent/assisted living apartments. Senior independent/assisted living facilities is a permitted use in the RM-MD, Residential Multiple-Family (Medium Density) zoning district.



**ZONING**

**Figure 2. Zoning Map**



The site is currently zoned R-4, One Family Residential, and surrounded by R-4, One Family Residential to the east, north, and west. RM-MD, Residential Multiple-Family (Medium Density) is located across Ellsworth Road south of the subject site, as well as on a small vacant parcel north of the subject site.

**MASTER PLAN**

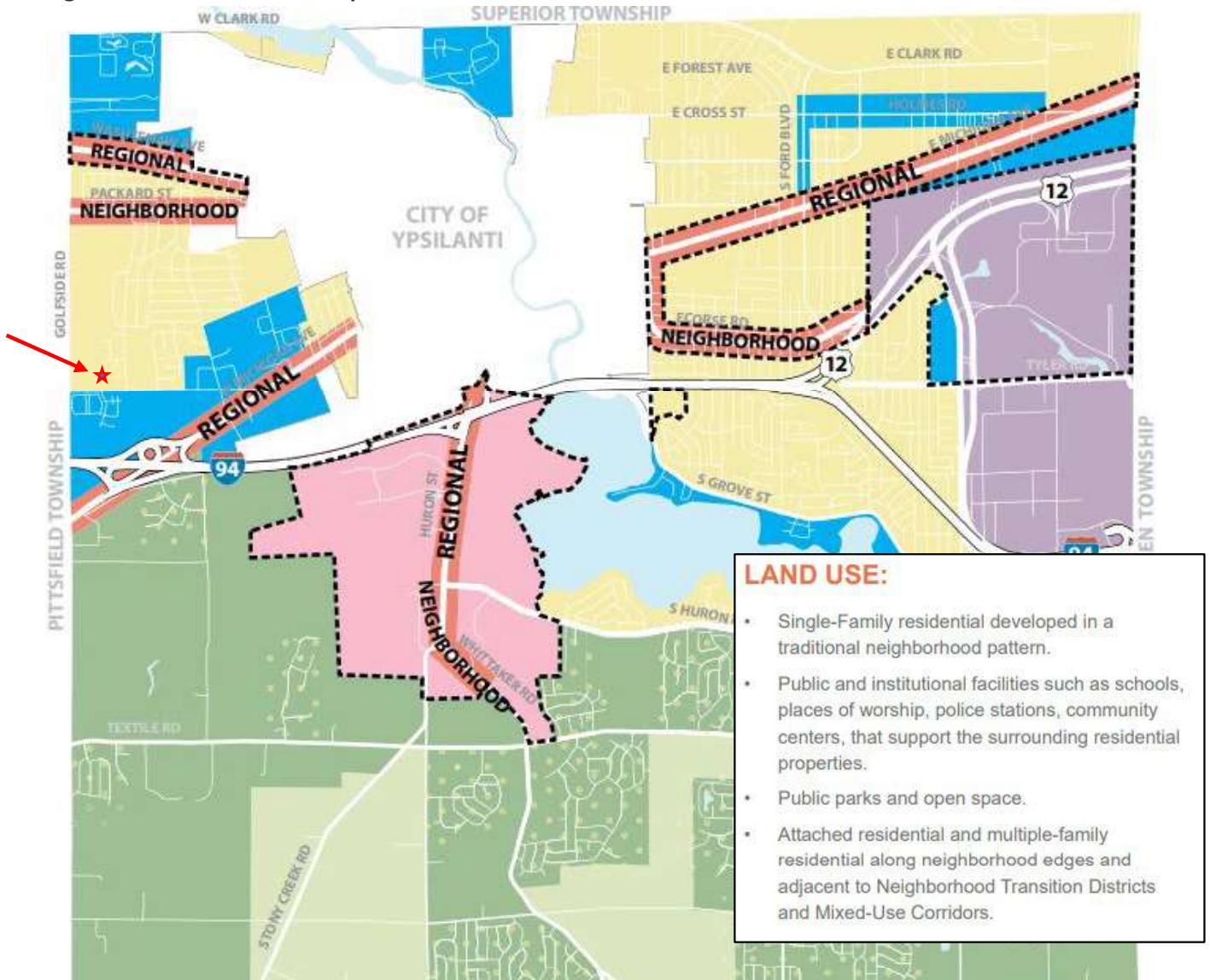
**Future Land Use**

The site (identified by a ★ on the map on the next page) is located in an area designated for “Neighborhood Preservation” (tan shading) in the Master Plan. Land designated Neighborhood Preservation is clustered in the north and east central portion of the Township, where established residential neighborhoods and individual homes are located. The category calls for preservation of neighborhoods through new investment, rehabilitation and infill. The properties south of the subject site (across Ellsworth Road) are designated a “Neighborhood Transition District” (blue shading). This designation includes a mix of uses that serve as a transition from Neighborhood Preservation Areas to more intense uses.

**Land Use Goals and Design Concepts and Considerations**

The Master Plan’s land use goals for Neighborhood Preservation areas call for multi-family residential uses along neighborhood edges and edges adjacent to Neighborhood Transition Districts. Design concepts for Neighborhood Preservation call for multi-family residential uses in these locations to be at a scale and density consistent with the surrounding area. The Land Use vision and Design Concepts and Considerations for Neighborhood Preservation areas are shown on the next page.

Figure 3: Future Land Use Map in Master Plan



- LAND USE:**
- Single-Family residential developed in a traditional neighborhood pattern.
  - Public and institutional facilities such as schools, places of worship, police stations, community centers, that support the surrounding residential properties.
  - Public parks and open space.
  - Attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors.

- DESIGN CONCEPTS AND CONSIDERATIONS:**
- Maintain traditional neighborhood development pattern.
  - Additions, significant renovations, and new construction should consider the existing scale, architectural style, and character of the surrounding area.
  - Each individual neighborhood has a unique character that must be respected and preserved.
  - Walkability and non-motorized connections are essential to maintain neighborhood character and access to daily needs and services.
  - Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.
  - Peripheral attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors should be at a scale and density consistent with the surrounding area.
  - Non-residential buildings in neighborhoods can be adaptively re-used when the use and design are assets to the surrounding neighborhood.

The approximate density of neighborhoods in the vicinity of the subject site are shown on the map below:



Source: Nearmap (Image Capture 10-4-24)

### Zoning Plan

The Zoning Plan Table (Pg. 51 in Master Plan document) relates the future land use categories to the zoning districts. In this case, the Neighborhood Preservation designation in the Master Plan coordinates with several zoning districts, including RM-2. (Note that after the Master Plan was adopted, the Zoning Ordinance was updated, and some of the zoning district titles were modified. The Master Plan uses the old zoning district titles. RM-2 was modified to RM-MD in the Zoning Ordinance update.)

## STANDARDS

As set forth in Section 1804, the township shall utilize the following standards to review the application for rezoning:

1. *Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

2. *Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*
3. *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*
4. *The capacity of Township utilities and services is sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*
5. *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*
6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned and available to accommodate the demand.*
7. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Article IV, schedule of regulations.*
8. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*
9. *The requested rezoning will not create an isolated and unplanned spot zone.*
10. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*
11. *Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Ypsilanti.*

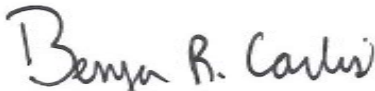
We find that the standards have been met:

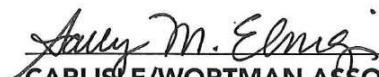
1. The site is in the area designated in the Master Plan for "Neighborhood Preservation." The vision for Neighborhood Preservation specifically calls for multiple-family housing along the "edges" of these areas, particularly if the edge abuts a "Neighborhood Transition District." The subject site is located on the edge of the Neighborhood Preservation area and abuts a Neighborhood Transition District.
2. The Master Plan also states that any new multiple-family residential developments should be at a scale and density that is consistent with the surrounding area.
  - Height: The height of the proposed building is 3-stories tall. The multiple-family developments to the south and east of this site are also 3-stories tall. The single-family buildings to the north are 1 to 2 stories tall. We consider the 3-story building to provide a gradual change from the single-family dwelling heights to established building heights along Ellsworth Road.
  - Density: The proposed density of the new building (6.25 DU/AC) is in between the lower density of the single-family residential uses to the north, and the higher density of the multiple-family residential uses to the south and east. Again, we consider this to be an appropriate, gradual change from single-family residential uses to the busy Ellsworth corridor.
3. Because this is a "conditional" rezoning, the rezoning is based on development of a 3-story building to be used for senior independent/assisted living. Therefore, other potential uses in the RM-MD zoning district will not be permitted if the conditional rezoning is approved.
4. The building will be used for senior housing. It's possible that some of the residents will have their own car, but some may not. Traffic generation by senior housing is considerably less than detached single-family dwellings. Per the Institute of Transportation Engineers Trip Generation Manual (11<sup>th</sup> Edition), a unit in multi-family Senior Adult Housing generates 3.24 trips on a weekday, while a detached single-family home generates 9.43 trips on a weekday.

5. The minimum lot size for residential uses (1-acre) in the RM-MD zoning district is met by the area of this site that will be occupied by the senior housing building and parking (or 2.5 acres). The maximum building height in the RM-MD zoning district is 4 stories/45 feet; the proposal will also meet this standard. Lastly, senior independent/assisting living facilities shall provide a minimum of 2,000 s.f. of lot area per one-bedroom unit, and 2,500 s.f. of lot area per two-bedroom unit. The site that is proposed to be occupied by the apartment building provides enough square footage to meet this requirement for 40 units. (Note that the floor plan submitted with this rezoning request shows 35 one-bedroom units and 2 two-bedroom units.)
6. The parcels across Ellsworth Road are zoned RM-MD. The requested rezoning will not create an isolated and unplanned spot zone.
7. The rezoning and future use of the property as proposed shall not compromise township utilities and services.

**RECOMMENDATIONS**

We recommend rezoning the parcel from R-4, One-Family Residential to RM-MD, Residential Multiple-Family (Medium Density), because the proposal with conditions meets the criteria in the ordinance.

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC  
Benjamin R. Carlisle, AICP, LEED AP  
President

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

Township Supervisor  
Brenda L. Stumbo  
Township Clerk  
Debbie Swanson  
Township Treasurer  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

Trustees  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

**Staff Report**  
**The Washtenaw PACE, Inc. / Brio Living Services**  
**2940 Ellsworth Road, Ypsilanti, MI 48197**  
**Conditional Rezoning**

**February 11, 2025**

**Applicant:** The Washtenaw PACE, Inc. / Brio Living Services.

**Project Name:** Conditional Rezoning Request

**Plan Date:** 10-18-2024

**Location:** 2940 Ellsworth Road, Ypsilanti, MI 48197 Parcel #K-11-07-300-075

**Zoning:** R-4, One-Family Residential

**Action Requested:** Conditionally Rezone the Subject Site to RM-MD, Multiple Family Medium Density

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***SUGGESTED MOTIONS:***

**Conditional Rezoning**

The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.

**Motion to Approve:**

*"I move to recommend approval to the Township Board of Trustees the request to conditionally rezone the 6.4-acre parcel from R-4, One-Family Residential to RM-MD, Multiple Family Medium Density located at 2940 Ellsworth Road, Ypsilanti, MI, 48197, Parcel K-11-07-300-075, as the request, with the voluntary conditions offered, is consistent with the criteria established in the Township Zoning Ordinance Section 1804, Criteria for amendment to the Official Zoning Map.*

**Motion to Deny:**

*"I move to recommend denial to the Township Board of Trustees the request to conditionally rezone the 6.4-acre parcel from R-4, One-Family Residential to RM-MD, Multiple Family Medium Density located at 2940 Ellsworth Road, Ypsilanti, MI, 48197, Parcel K-11-07-300-075, as the request, with the voluntary conditions offered, is*

---

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

---

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

*inconsistent with the criteria established in the Township Zoning Ordinance Section 1804, Criteria for amendment to the Official Zoning Map, due to the following reasons:"*

1. \_\_\_\_\_
2. \_\_\_\_\_

---

Respectfully submitted,

*Fletcher Reyher*

Fletcher Reyher, AICP  
Planning and Development Coordinator  
Charter Township of Ypsilanti Planning Department

# REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

## I. APPLICATION TYPE

Rezoning\*

Ordinance Text Amendment

Conditional Rezoning\*

Master Plan/Future Land Use Map Amendment

## II. PROJECT LOCATION (if applicable)

Address: 2940 Ellsworth Road, Ypsilanti, MI, 48197

Parcel ID #: K-11- 07-300-075

Current Zoning: R-4 Proposed Zoning (if rezoning): RM-MD

Lot Number: N/A Subdivision: N/A

Legal description (including tax code) is attached to this application

## III. APPLICANT INFORMATION

Applicant Name: The Washtenaw PACE, Inc. / Brio Living Services (Contact: Kate Collins) Phone: 734-433-1000

Applicant address: 2940 Ellsworth Road City: Ypsilanti State: MI Zip: 48197

Fax: \_\_\_\_\_ Email: kate@mybrio.org

Is applicant the property owner?

YES

NO\*\*

\*\*If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application

Applicant has attached a letter of interest and written authorization

## IV. FEES

Total: **\$3,000**

Breakdown of fee:

Non-refundable: \$1,500

Refundable: \$1,500

## V. APPLICANT SIGNATURE

*Kate Collins*

*Katherine A. Collins*

*10/18/24*

Applicant Signature

Print Name

Date

\*For rezoning applications only:

Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date





# Charter Township of Ypsilanti

## Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 544-4000 ext. #1

Website: <https://ypsitownship.org>

**OFFICE USE ONLY**

### Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li><input type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant</li><li><input type="checkbox"/> A legal description of the property, including the street address and tax code numbers of the subject property</li><li><input type="checkbox"/> A written description of how the requested rezoning satisfies the requirements identified in Section 2703</li><li><input type="checkbox"/> Fees</li><li><input type="checkbox"/> If applicant is not the property owner:<ul style="list-style-type: none"><li><input type="checkbox"/> Attached statement of the applicant's interest in the subject property</li><li><input type="checkbox"/> Name and address of the record owners</li><li><input type="checkbox"/> Record owners' and other interested parties' signed consent to the petition</li></ul></li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:<ul style="list-style-type: none"><li><input type="checkbox"/> A title indicating the nature of the rezoning request, the applicant's name and the site address or general location</li><li><input type="checkbox"/> A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow</li><li><input type="checkbox"/> A boundary survey of the subject property</li><li><input type="checkbox"/> The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels</li><li><input type="checkbox"/> The location, width and names of existing streets and public or private easements adjacent to the site</li><li><input type="checkbox"/> The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements</li><li><input type="checkbox"/> The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board</li><li><input type="checkbox"/> Existing and proposed zoning classification(s) of the site and adjacent parcels.</li></ul></li></ul> |
|---|---|

### \*Rezoning/ Conditional Rezoning Only (in addition to information above)

- If a conditional rezoning, an owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process. See Section 1803 for more details.
- Applicant has agreed to post signage for public notice, adhering to the following guidelines:
  - Sign will be 3' x 3'
  - Sign to be painted white
  - Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Planning Department at 734-544-4000 ext. 1"
- Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.





## LEGAL DESCRIPTION

(PER CINNAIRE TITLE SERVICES, LLC, COMMITMENT NO. 706337, COMMITMENT DATE: JULY 02, 2024)

### Parcel 1:

Commencing at the South  $\frac{1}{4}$  post of Section 7, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence North 89 degrees 15' West along the Section line 700.20 feet for a Place of Beginning; thence North 89 degrees 15' west along Section line 784.80 feet; thence North 01 degrees 00' West 277.66 feet; thence South 89 degrees 15' East 784.80 feet; thence South 01 degrees 00' East 277.66 feet to the Place of Beginning; being a part of the Southwest  $\frac{1}{4}$  of Section 7, T3S, R7E.

Address: 2940 Ellsworth Rd.

Parcel Number: K-11-07-300-075

### Parcel 2:

Part of the Southwest  $\frac{1}{4}$  Section 7, T3S, R7E, described as commencing at the South quarter post of Section 7 T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan, running thence North 89 degrees 15' West along the Section line 700.20 feet; thence North 01 degrees 00' West 277.66 feet; thence North 89 degrees 15' 00" West 344.78 feet to a place of beginning; thence continuing North 89 degrees 15' 00" West 440.02 feet; thence North 01 degree 00' 00" West 138.83 feet; thence South 89 degrees 15' 00" East 440.02 feet; thence South 01 degree 00' 00" East 138.83 feet.

Address: 280 S. Clubview

Parcel Number: K-11-07-300-075



## MEMORANDUM

RE: Huron Valley PACE, Ellsworth Road – Rezoning Project Narrative

DATE: October 18, 2024

Brio Living Services and The Washtenaw PACE, Inc. are requesting approval of the proposed rezoning for the property located at 2940 Ellsworth Road. The existing site is 6.4 acres in size and includes the Huron Valley PACE facility, which provides medical and supportive services and recreational activities for elderly members of the community. The parcel is currently zoned R-4: One-Family Residential District, and a rezoning to RM-MD: Multiple-Family Medium Density Residential District is being requested. The rezoning request is to allow for construction of senior assisted and/or independent living apartments on the site. The existing Huron Valley PACE facility will remain.

Per Section 1804 of the Ypsilanti Township Zoning Ordinance, a petitioner must demonstrate how the requested rezoning satisfies each of the following criteria:

1. *Consistency with the goals, policies, and future land use map of the Charter Township of Ypsilanti Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

The current Future Land Use Map designates this property as Neighborhood Preservation, which is intended to preserve and strengthen established residential neighborhoods through investment, rehabilitation, and infill. Appropriate land uses include public and institutional facilities that support the surrounding residential properties, as well as attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors. The requested rezoning to RM-MD is consistent with the Future Land Use designation.

2. *Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*

The site is currently developed, and the permitted uses in the current zoning district (R-4) are similar to the permitted uses in the proposed zoning district (RM-MD). It is anticipated that the site's physical, geological, hydrological, and other environmental features will be compatible with the requested rezoning.

3. *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*

The requested rezoning to RM-MD is compatible with the existing RM-MD zoning along the south side of Ellsworth Road, immediately adjacent to the subject site. Permitted uses within the proposed zoning district are very similar to permitted uses within the current R-4 zoning district, including residential uses, adult/child day care centers, places of worship, schools, and recreation uses. Permitted uses in the proposed zoning district are expected to have similar compatibility with surrounding land uses as the current zoning.

Based on the Zoning Ordinance requirements for senior assisted and independent living facilities outlined in Section 1160, a minimum site area of 2,000 sf is required for each one-bedroom unit, and a

minimum site area of 2,500 sf is required for each two-bedroom unit. Based on the size of the existing site, a maximum of 125 one-bedroom units or 100 two-bedroom units could be proposed. Out of respect for the existing single-family neighborhood north of the site, and in an effort to minimize impacts on and promote compatibility with the surrounding properties, the potential development that could be realized following the requested rezoning would include 37 senior living units, significantly less than what would be allowed by the Zoning Ordinance. Additionally, landscaping and/or fencing can be provided to help screen the development from the adjacent single-family residential properties to the immediate north and east.

4. *The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*

The subject site is currently developed and is located along a major roadway with access to existing utilities and public services. It is not anticipated that the proposed rezoning or subsequent development will result in an unreasonable increase in the need for public services, facilities, roads, and utilities. The requested rezoning will not compromise the health, safety, and welfare of the Township.

5. *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

The site is located at the intersection of Ellsworth Road and Clubview Drive, with two existing access points on Ellsworth Road. It is expected that the existing street system can safely and efficiently accommodate any traffic that would be generated by the requested rezoning or subsequent development.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned, and available to accommodate the demand.*

There is currently a widespread demand for additional housing units, including within Ypsilanti Township and Washtenaw County. The requested rezoning would allow for construction of much-needed senior independent and assisted living units, providing residents of Ypsilanti and adjacent communities an opportunity to age in place. Additionally, the existing Huron Valley PACE facility offers services and activities that could be utilized by residents of the proposed living units, as well as a variety of services that can be provided in participants' own homes. The proximity of the proposed living units to the existing Huron Valley PACE facility would provide residents with the care they need in an efficient and easily-accessible manner.

7. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Article IV, schedule of regulations.*

The boundary of the subject parcel is of sufficient size to meet the dimensional requirements of the requested zoning district. The minimum lot size for parcels in the RM-MD zoning district is 1.0 acre. The subject parcel is 6.4 acres in size.

8. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*

The current R-4 zoning classification does not allow for senior independent and assisted living units. The requested RM-MD zoning would allow for this type of dwelling unit and is most consistent with the adjacent RM-MD zoning south of the site.

9. *The requested rezoning will not create an isolated and unplanned spot zone.*

The requested rezoning is consistent with the existing RM-MD zoning along the south side of Ellsworth Road, immediately adjacent to the subject site, and will not create an isolated and unplanned spot zone.

10. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*

A request for rezoning has not been previously submitted within the past year.

11. *Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Ypsilanti.*

The requested rezoning from R-4 to RM-MD would ultimately enhance the overall quality of life in Ypsilanti Township, as well as attract new residents to the Township, by allowing for construction of senior independent and assisted living units on site with the existing Huron Valley PACE facility. The impacts of a rezoning to RM-MD on adjacent properties and public services would be minimal given that the site is currently developed and is located along Ellsworth Road, a major traffic corridor through the Township. Site features such as additional landscaping and fencing can be offered at the time of any future development to provide additional screening for the adjacent single-family residential neighborhood.

We thank you for your consideration of this request, and look forward to discussing this rezoning with you.



## MEMORANDUM

RE: Huron Valley PACE, Ellsworth Road – Proposed Rezoning Conditions

DATE: December 19, 2024

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Brio Living Services and The Washtenaw PACE, Inc. are requesting approval of the proposed rezoning for the property located at 2940 Ellsworth Road. The existing site is 6.4 acres in size and includes the Huron Valley PACE facility, which provides medical and supportive services and recreational activities for elderly members of the community. The parcel is currently zoned R-4: One-Family Residential District, and a rezoning to RM-MD: Multiple-Family Medium Density Residential District is being requested. If rezoned, this will allow for construction of senior assisted and/or independent living apartments on the site. The existing Huron Valley PACE facility will remain and continue to serve residents of the community.

As a part of this rezoning request to RM-MD, we are offering the following conditions for your consideration:

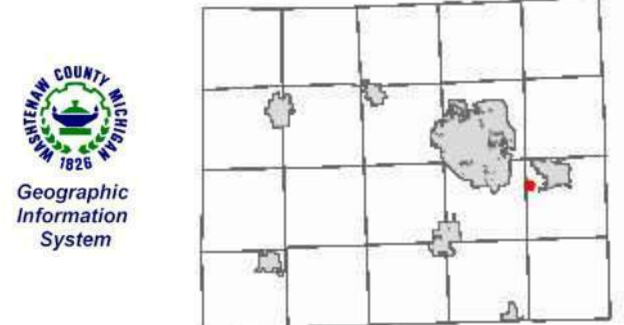
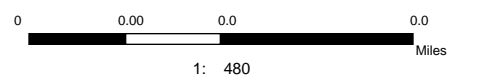
1. The density of the development will be limited to a maximum of 40 living units (6.25 units per acre).
2. The building height will be limited to 35 feet and 3 stories.
3. Residentially inhabited buildings will be located no closer than 60 feet to the north property line. Accessory structures, such as dumpster enclosures, sheds, generators, and/or decks and patios, are not subject to this additional setback requirement.
4. Residential units will be age-restricted to 55 and older.

We thank you for your consideration of these conditions, and look forward to discussing this rezoning with you.

Title

Legend

- Extra Close OneWay
- To-From
- From-To
- Road Centerlines\_1K
- <all other values>
- Collector
- Freeway
- Highway
- Local
- Major Arterial
- Minor Arterial
- Ramp
- Q2020\_boundary



Notes

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

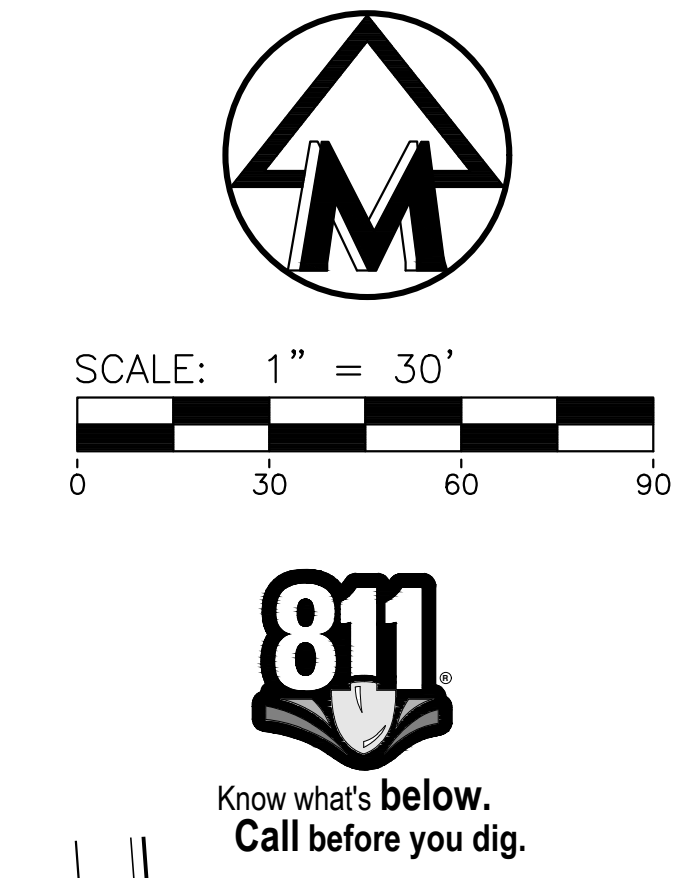
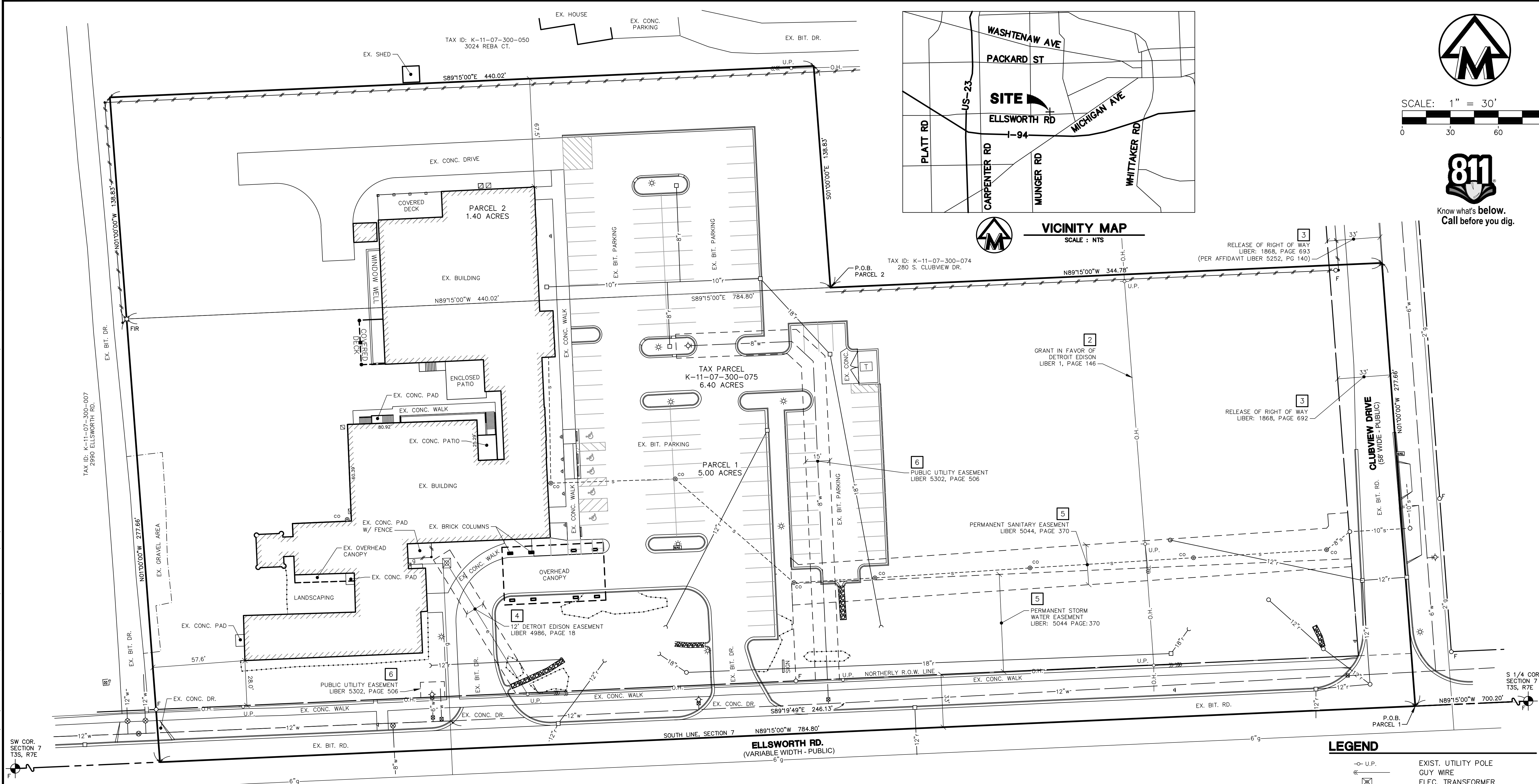
NOTE: Parcels may not be to scale.  
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
© 2011 Washtenaw County  
9/19/2022



# Huron Valley PACE - Washtenaw GIS

M:\C:\1\134\_Proj\16217\Survey\16217\_2024\_ALTA.dwg, 8/29/2024 1:58 PM, Matt S. Trisabel, D-SS, None  
 Copyright © 2024, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



**MIDWESTERN CONSULTING**  
 3815 Plaza Drive Ann Arbor, Michigan 48108  
 (734) 995-0200 • www.midwesternconsulting.com

**CLIENT**  
 BRO LIVING SERVICES  
 805 W. MIDDLE STREET  
 CHELSEA, MI 48118  
 ATTN: KATE COLLINS  
 734-646-1773

**2940 ELLSWORTH ROAD**  
 ALTA/NSPS LAND TITLE SURVEY OF A PARCEL OF LAND  
 LOCATED IN THE SW 1/4 OF SECTION 7, T3S, R7E,  
 YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

**1**

DATE: 8/29/2024  
 SHEET: 1 OF 1  
 REV. DATE: \_\_\_\_\_  
 JOB NO.: **16217**  
 REVISIONS: \_\_\_\_\_

**LEGAL DESCRIPTION**  
 (PER CINNAIRE TITLE SERVICES, LLC, COMMITMENT NO. 706337, COMMITMENT DATE: JULY 02, 2024)

**Parcel 1:**  
 Commencing at the South 1/4 post of Section 7, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence North 89 degrees 15' West along the Section line 700.20 feet for a Place of Beginning; thence North 89 degrees 15' West along Section line 784.80 feet; thence North 01 degrees 00' West 277.66 feet; thence North 89 degrees 15' East 784.80 feet; thence South 01 degrees 00' East 277.66 feet to the Place of Beginning; being a part of the Southwest 1/4 of Section 7, T3S, R7E.

Address: 2940 Ellsworth Rd.

**Parcel 2:**  
 Part of the Southwest 1/4 Section 7, T3S, R7E, described as commencing at the South quarter post of Section 7 T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan, running thence North 89 degrees 15' West along the Section line 700.20 feet; thence North 01 degrees 00' West 277.66 feet; thence North 89 degrees 15' 00' West 344.78 feet to a place of beginning; thence continuing North 89 degrees 15' 00' West 440.02 feet; thence North 01 degree 00' 00' West 138.83 feet; thence South 89 degrees 15' 00' East 440.02 feet; thence South 01 degree 00' 00' East 138.83 feet.

Address: 280 S. Clubview

**EXCEPTIONS**  
 (PER CINNAIRE TITLE SERVICES, LLC, COMMITMENT NO. 706337, COMMITMENT DATE: JULY 02, 2024)

- Grant in favor of The Detroit Edison Company recorded in Liber 1 of Grants, page 146. (PLOTTED)
- Release of Right of Way recorded in Liber 1868, page 692 and in Liber 1868, page 693 Together with Affidavit recorded in Liber 5252, page 140. (PLOTTED)
- DTE Electric Company Underground Easement recorded in 4986, page 18. (PLOTTED)
- Declaration of Easements recorded in Liber 5044, page 370. (PLOTTED)
- Public Utility Easement recorded in Liber 5302, page 506. (PLOTTED)

**NOTES**

- THIS SURVEY WAS PREPARED USING CINNAIRE TITLE SERVICES, LLC, TITLE COMMITMENT NO. 706337 WITH AN EFFECTIVE DATE OF JULY 02, 2024.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.
- BEARINGS BASED ON CINNAIRE TITLE SERVICES, LLC, TITLE COMMITMENT NO. 706337 WITH AN EFFECTIVE DATE OF JULY 02, 2024.

**SURVEYORS CERTIFICATE**

To: Brio Living Services; The Washtenaw P.A.C.E Inc., a Michigan non-profit corporation a/k/a The Washtenaw PACE Inc, a Michigan Corporation; Cinnaire Title Services, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and does not include any items of Table A thereof. The fieldwork was completed on 8/29/2024.

MIDWESTERN CONSULTING, L.L.C.

By: Mark Vander Veen, P.S. No. 4001056788

Date: \_\_\_\_\_

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



# Zoning Map Charter Township of Ypsilanti

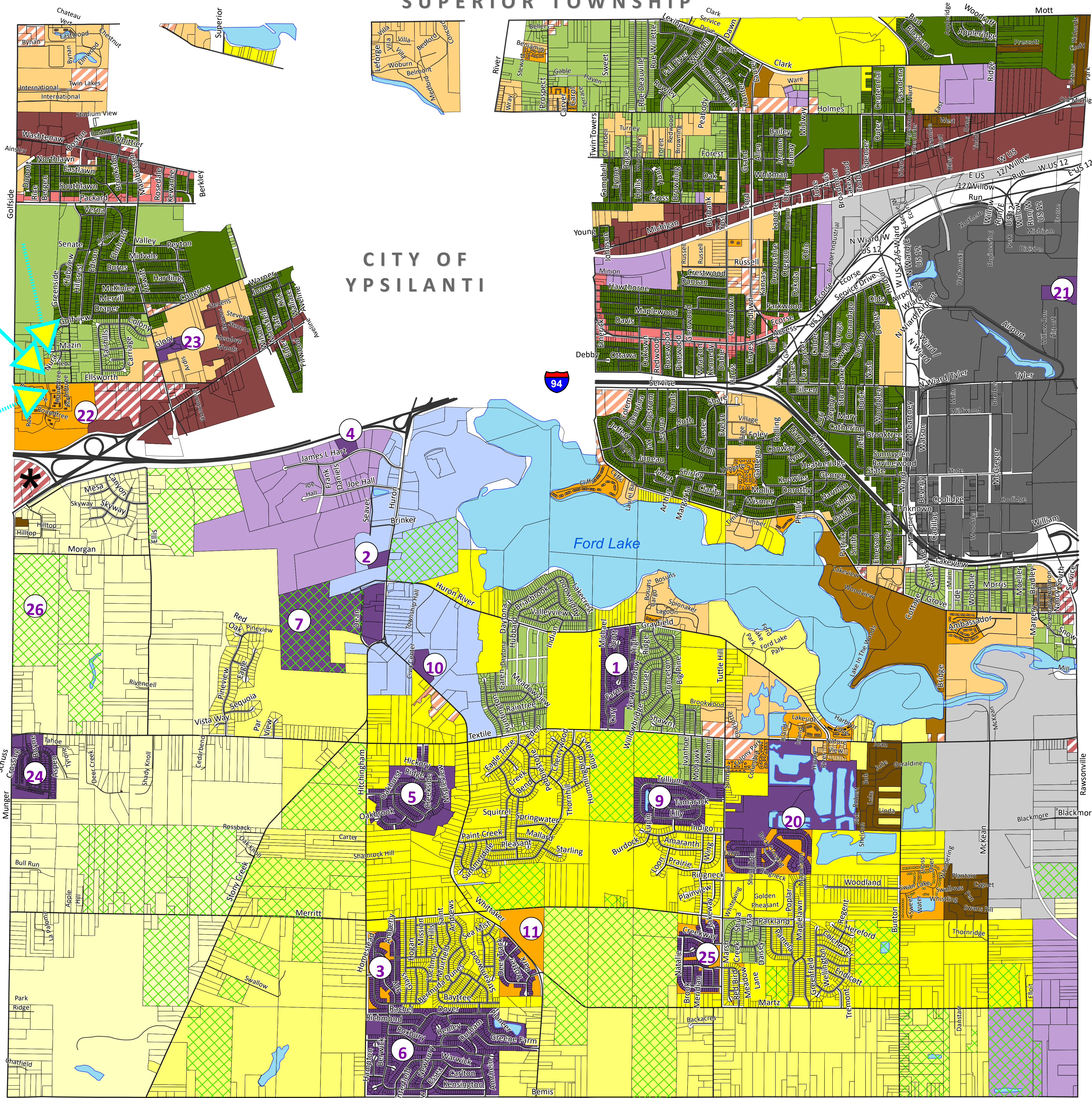
7200 South Huron River Drive  
Ypsilanti, Michigan 48197

Adopted: February 15, 2022

CITY OF  
YPSILANTI

PITTSFIELD TOWNSHIP

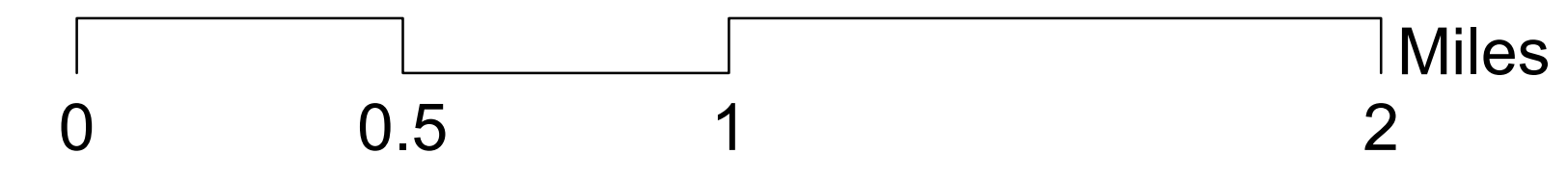
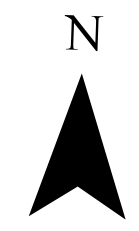
VAN BUREN TOWNSHIP



- Agricultural Overlay District
  - R-1 One Family Residential
  - R-2 One Family Residential
  - R-3 One Family Residential
  - R-4 One Family Residential
  - R-5 One Family Residential
  - RM-LD Multiple Family (Low Density)
  - RM-MD Multiple Family (Medium Density)
  - RM-HD Multiple Family (High Density)
  - MHP Mobile Home Park
  - NB Neighborhood Business
  - GB General Business
  - RC Regional Corridor
  - NC Neighborhood Corridor
  - I-T Innovation and Technology
  - L-M Logistics and Manufacturing
  - I-C Industrial and Commercial
  - PD Planned Development
  - TC Town Center
  - Conditional Zoning
- Existing Zoning** (indicated by a yellow box around R-4)
- Requested Zoning** (indicated by a dashed green box around RM-MD)

### Planned Developments

- |                             |                                  |
|-----------------------------|----------------------------------|
| 1 Ford Lake Village         | 11 Whittaker Village Condominium |
| 2 Post Office               | 12-19 N/A                        |
| 3 Amberly Grove Condominium | 20 Majestic Lakes                |
| 4 Burning Bush              | 21 Yankee Air Museum (YAM)       |
| 5 Paint Creek Farms         | 22 Villas at McCalla Woods       |
| 6 Greene Farms              | 23 Latter Rain Ministries        |
| 7 Paint Creek Crossing      | 24 Aspen Ridge                   |
| 8 N/A                       | 25 Creekside South/Manors        |
| 9 Whispering Meadows        | 26 Forestview Estates            |
| 10 Library                  |                                  |



# FUTURE LAND USE MAP

## Ypsilanti Township, Washtenaw County

### NEIGHBORHOOD PRESERVATION:

Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.

### INNOVATION & EMPLOYMENT DISTRICT:

The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.

### OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:

Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.

### AGRICULTURAL PRESERVATION:

Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.

### NEIGHBORHOOD TRANSITION DISTRICTS:

Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

### TOWNSHIP CORE:

The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

### MIXED USE CORRIDORS:

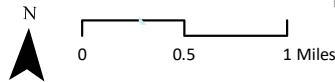
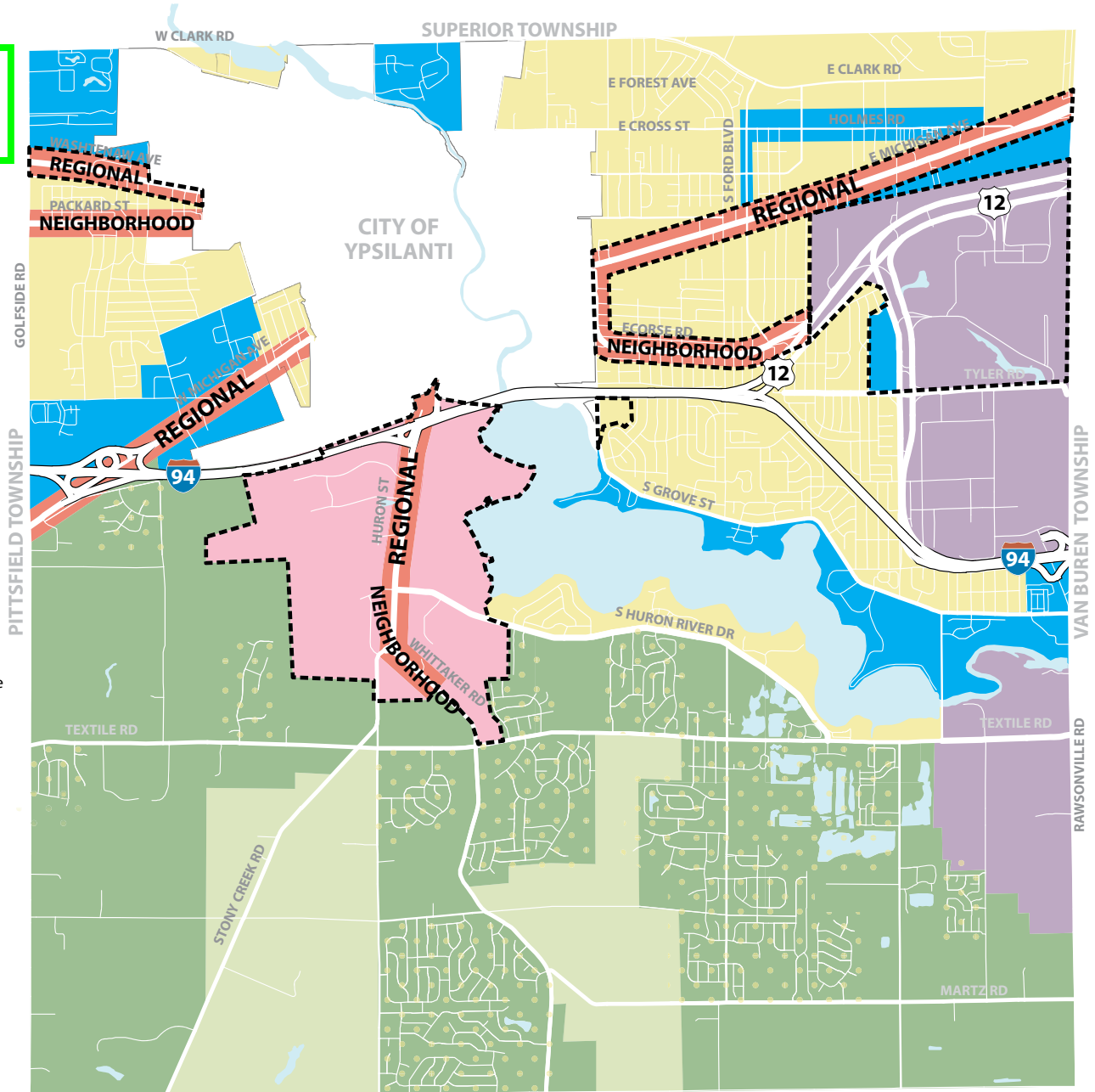
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.

### SPECIAL AREA PLANS:

These areas have special area plans either in this document or recently adopted by Ypsilanti Township.

### EXISTING NEIGHBORHOODS:

The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



Source: SEMCOG, MiGDL, Ypsilanti Township  
Carlsle/Wortman Associates  
March 2020



# NEIGHBORHOOD PRESERVATION

Neighborhood Preservation areas are older neighborhoods within the township's urbanized footprint, largely concentrated on the north side of the township. The Neighborhood Preservation area features older housing stock on grid block patterns. They provide housing options in a more urban setting, on typically smaller lots. These areas are intended to be served by and provide convenient access to commercial areas, parks and open space, community facilities and other destinations. Connections to the Mixed-Use Corridors is important to access daily services and meet daily needs. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Reinvestment, upkeep, maintenance and pride in ownership are vital to the stability of these neighborhoods.

## LAND USE:

- Single-Family residential developed in a traditional neighborhood pattern.
- Public and institutional facilities such as schools, places of worship, police stations, community centers, that support the surrounding residential properties.
- Public parks and open space.
- Attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors.

## DESIGN CONCEPTS AND CONSIDERATIONS:

- Maintain traditional neighborhood development pattern.
- Additions, significant renovations, and new construction should consider the existing scale, architectural style, and character of the surrounding area.
- Each individual neighborhood has a unique character that must be respected and preserved.
- Walkability and non-motorized connections are essential to maintain neighborhood character and access to daily needs and services.
- Ensure appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods.
- Peripheral attached residential and multiple-family residential along neighborhood edges and adjacent to Neighborhood Transition Districts and Mixed-Use Corridors should be at a scale and density consistent with the surrounding area.
- Non-residential buildings in neighborhoods can be adaptively re-used when the use and design are assets to the surrounding neighborhood.

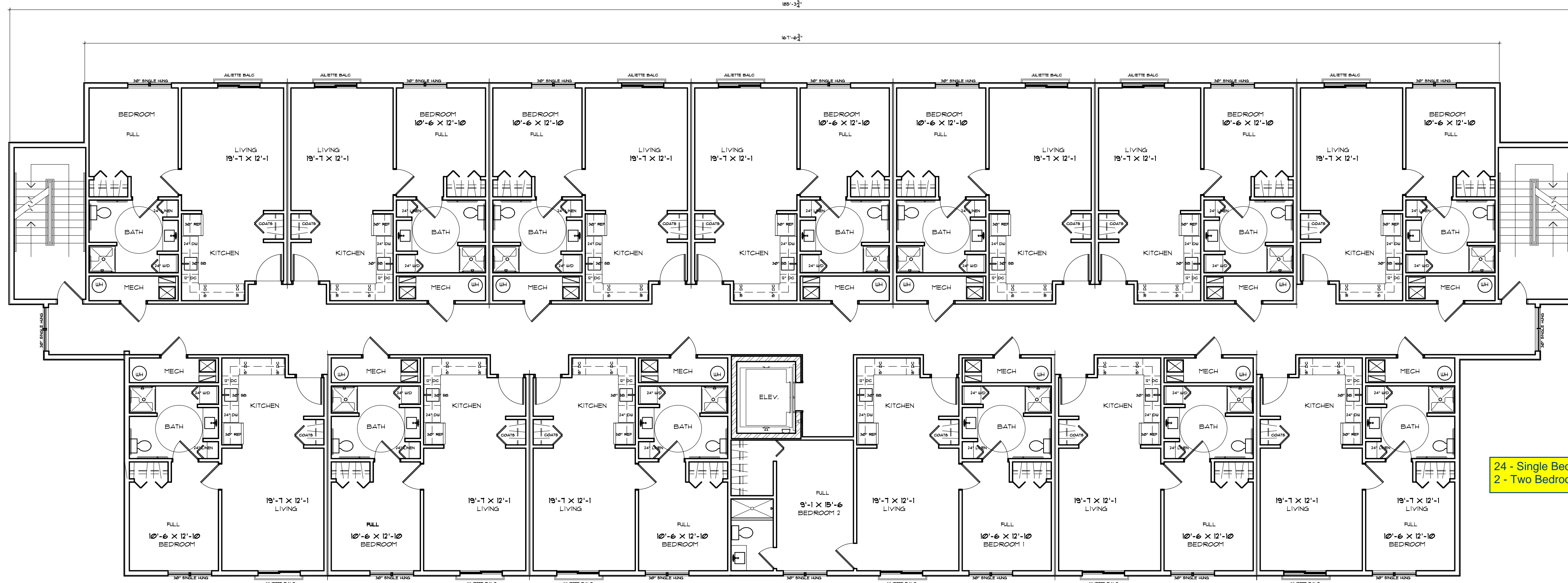
## ZONING PLAN TABLE

The Zoning Plan Table shows what zoning districts in the Ypsilanti Township Zoning Ordinance, in effect at the time of this plan's adoption, relate to the future land categories described in this chapter. A Comprehensive Rewrite to the Zoning Ordinance is a catalyst project, expected to be completed within one year of the adoption of this plan. The revised zoning ordinance is expected to revise, replace and streamline the zoning districts in Ypsilanti Township.

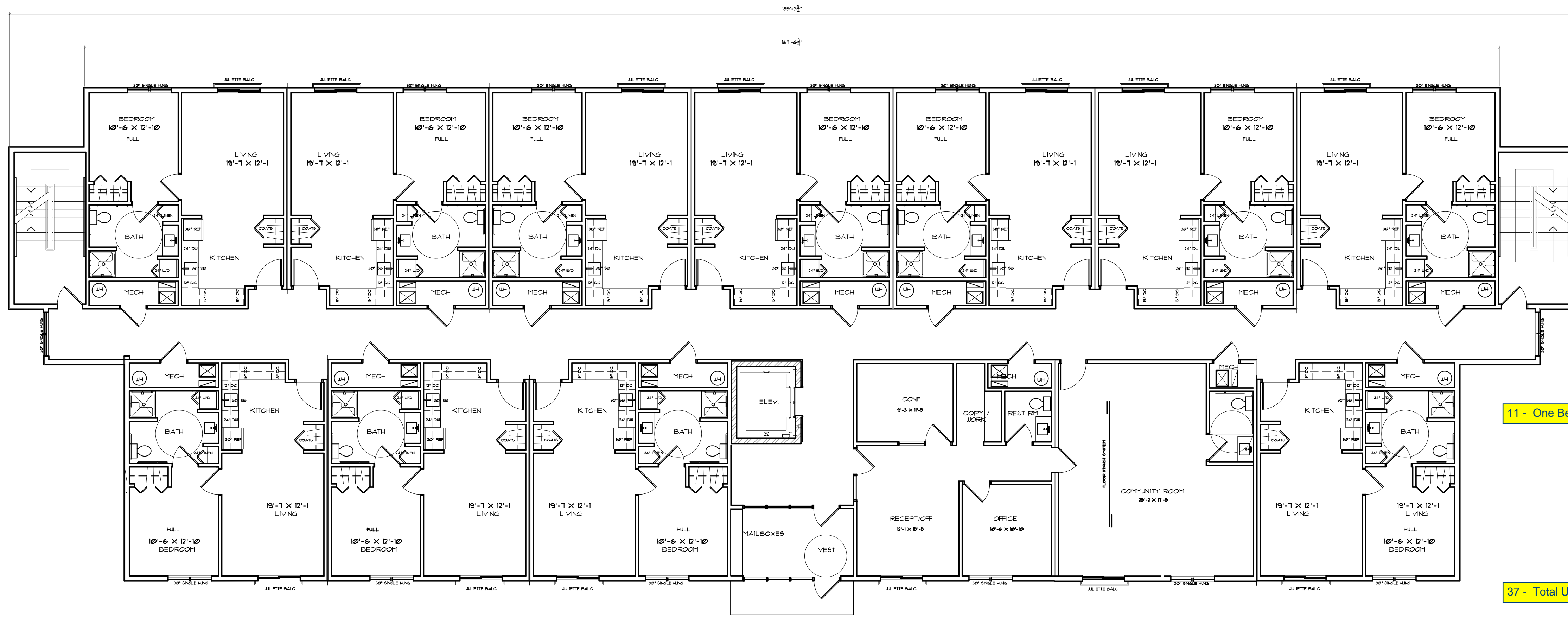
Future Land Use	Zoning Equivalent
Agricultural Preservation	R-1
Open Space, Neighborhood Preservation & Cluster Development	R-1, R-2, R-3
Neighborhood Preservation	R-4, R-5, RM-2
Neighborhood Transition	R-4, R-5, RM-2, RM-3, RM-4, B-1, OS-1
Mixed Use Corridors - Neighborhood	RM-2, RM-3, RM-4, B-1, OS-1, B-2, ERFB
Mixed Use Corridors - Regional	RM-4, B-2, B-3, IRO
Township Core	TC-1, TC-2, TC-3, B-1, B-2, B-3, OS-1, IRO, I-1
Innovation and Employment	OS-1, IRO, I-1, I-2, I-3, I-C



	Existing: R-4	Allowed/Required: RM-MD	Proposed: RM-MD
<b>Zoning</b>			
Site Area	278,865 sf	43,560 sf min.	278,865 sf
	6.40 ac	1.00 ac min.	6.40 ac
Lot Width	784 ft	100 ft min.	784 ft
<b>Building</b>			
Ground Floor Area	27,717 sf	NA sf	37,679 sf total
			9,962 sf proposed
Floor Area (all floors)	48,483 sf	NA sf	78,369 sf total
			29,886 sf proposed
Lot Coverage	9.94 %	15 % max.	13.51 %
Height	28 ft	45 ft max.	35 ft
	2 stories	4 stories max.	3 stories
<b>Density Calculations</b>			
Number of Units	NA units	125 units max.	37 units proposed
Density	NA du/ac	(278,865-27,717)/2,000 = 125 1br units	5.78 du/ac
<b>Setbacks</b>			
Front	28 ft (Ellsworth)	40 ft	84 ft (Ellsworth) proposed bldg
	520 ft (Clubview)		94 ft (Clubview) proposed bldg
Side	57 ft (west)	40 ft min. (one)	57 ft (west) existing bldg
		80 ft min. (total)	
Rear	67 ft (north)	50 ft	101 ft (north) proposed bldg
<b>Vehicular Parking</b>			
Required Parking	118 spaces total	134 spaces min. (total)	156 spaces total *
	113 standard, 5 ADA		66 spaces proposed
Convalescent and Nursing Homes		1 per 3 beds or 2 rooms, whichever less; plus 1 per employee	* 28 existing spaces removed due to reconfiguration of parking lot for addition
Senior Assisted or Independent Living		1 per 2 units; plus 1 per employee	
Senior Adults Served by Existing Facility	156 Participants	Existing assumed 1 space per 423sf	
Employees	98 Full Time Equivalents	(48,483sf / 423sf = 115 spaces)	## Full Time Equivalents



**SECOND + THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 9,962 SQ FT  
WITH 571 SQ FT UNIT



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 9,962 SQ FT

**BRIO Living Services**

**Independent Living Units**

Ypsilanti, Michigan

23019

FLOOR PLANS

These drawings as instruments of service, remain the property of Architects Design Group, Inc. Any changes, publication or unauthorized use is prohibited unless expressly approved.

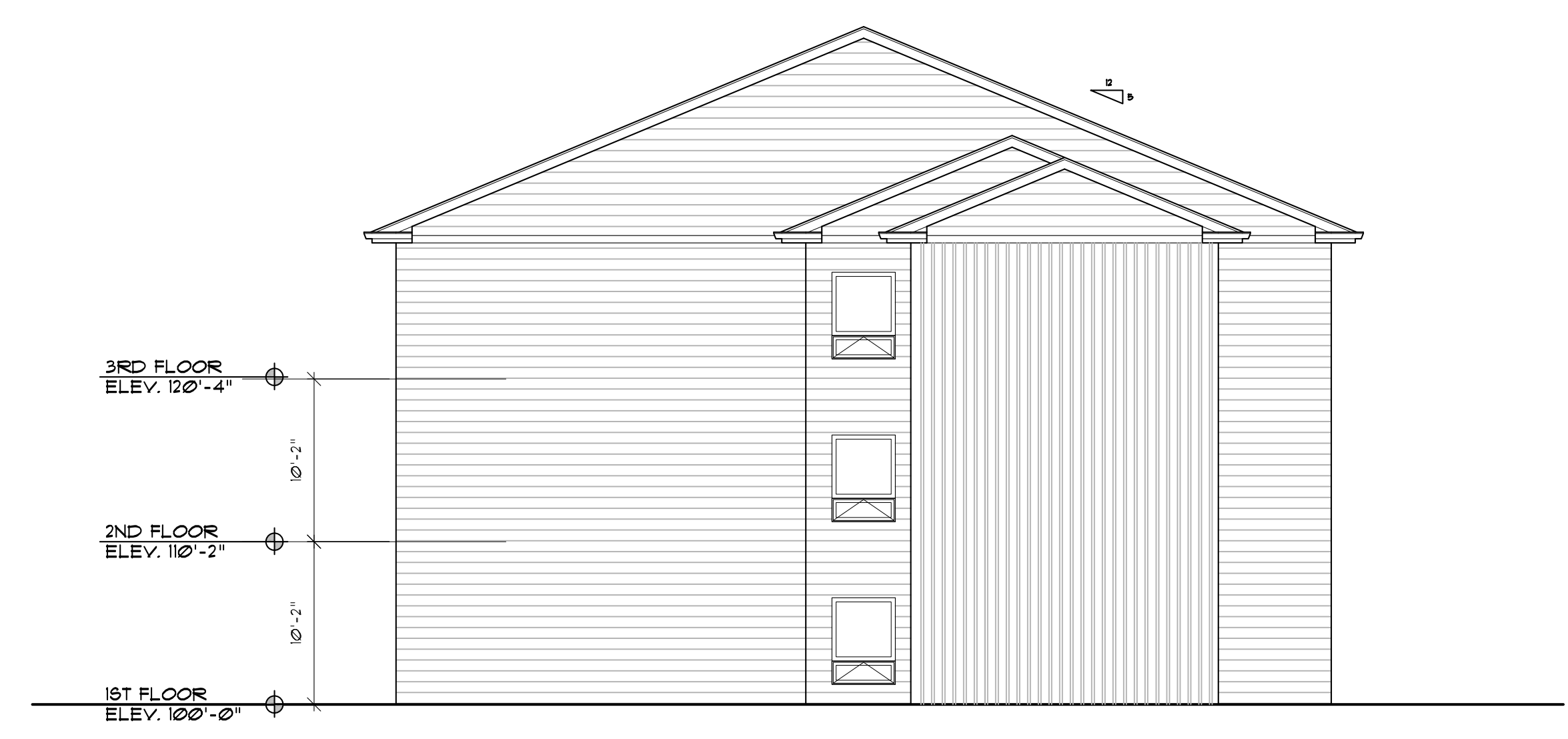
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Rev	Date	Issued For
	11/4/23	REVIEW
	12/8/23	REVIEW
	12/6/23	REVIEW

Drawn By	R10
Project Manager	R10
File Name	-



**A** FRONT ENTRY ELEVATION  
 A4.0 SCALE: 1/8" = 1'-0"  
 WITH 571 SQ FT UNIT



**A** SIDE ELEVATION  
 A4.0 SCALE: 1/8" = 1'-0"

BRIO Living  
 Services

Independent  
 Living Units

Ypsilanti, Michigan

23019

FLOOR PLANS

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Rev	Date	Issued For
	11/14/23	REVIEW
	12/8/23	REVIEW
	12/6/23	REVIEW

Drawn By **R10**  
 Project Manager **R10**  
 File Name -



## *Planning Department Report*

Project Name: Kroger Sign Package

Location: 2010 Whittaker Road, Ypsilanti, MI 48197

Date: February 18, 2025

- |  |   |
|--|---|
| <input type="checkbox"/> Full Preliminary Site Plan Review #<br><input type="checkbox"/> Sketch Preliminary Site Plan Review #<br><input type="checkbox"/> Administrative Preliminary Site Plan Review #<br><input type="checkbox"/> Detailed Engineering/Final Site Plan Review #<br><input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Public Hearing | <input type="checkbox"/> Rezoning<br><input type="checkbox"/> Tentative Preliminary Plat Final<br><input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Planned Development Amendment<br><input type="checkbox"/> Planned Development Stage I<br><input type="checkbox"/> Planned Development Stage II |
|--|---|

Contact / Reviewer	Consultants, Departments, & Agencies	Approved	Approved with Conditions	Denied	N/A	See email/letter attached or comments below
Planning Department	Township Planning Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments below
Carlisle/Wortman Associates	Planning Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OHM / Stantec	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Steven Wallgren, Fire Marshal	Township Fire Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dave Bellers, Building Official	Township Building Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Brian McCleery, Deputy Assessor	Township Assessing Department	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Scott Westover, Engineering Manager	Ypsilanti Community Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gary Streight, Project Manager	Washtenaw County Road Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Theresa Marsik, Stormwater Engineer	Washtenaw County Water Resources Commission	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James Drury, Permit Agent	Michigan Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Planning Department Recommended Action:

The Kroger Sign Package, submitted by Allied Signs, Inc., is set for review at the March 11, 2025, Planning Commission meeting as part of a proposed amendment to the Final Planned Development Site Plan and Agreement. The Planning Department recommends that the Planning Commission forward a recommendation of approval to the Township Board.

If you have any questions, please do not hesitate to contact the Planning Department.



**Staff Report  
Kroger Sign Package  
2010 Whittaker Road, Ypsilanti, MI 48197  
Amendment to Approved PD Final Site Plan and Agreement**

**February 18, 2025**

**Applicant:** Allied Signs, Inc.

**Project Name:** Kroger Sign Package

**Plan Date:** 05-16-2024

**Location:** 2010 Whittaker Road, Ypsilanti, MI 48197 Parcel #K-11-21-200-040

**Zoning:** PD – Planned Development

**Action Requested:** Amendment to Final Planned Development Site Plan and Agreement

***CASE LOCATION AND SUMMARY***

The Office of Community Standards is in receipt of an application from Allied Signs, Inc. to amend the Kroger sign package that is illustrated on the Final Planned Development (PD) Site Plan for the Paint Creek Crossings Shopping Center. Allied Signs, Inc. is seeking authorization for the replacement of approximately 304 sq. ft. of existing Kroger signage for approximately 452.2 sq. ft. of new signage for an overall increase of approximately 148 sq. ft. of signage. The new signage is aligned with current franchise standards / logos for the Kroger Company.

***SUBJECT SITE USE, MASTER PLAN, AND ZONING***

This property is occupied by the Paint Creek Crossing Shopping Center which contains Kroger, Aubree's Pizzeria & Grill, Pet Supplies Plus, and several other businesses.

**Master Plan:** The Charter Township of Ypsilanti 2040 Master Plan designates this site for Township Core, a designation intended to be the central core of the township. This district includes the township governmental center of the Township Civic Center and the Ypsilanti District Library. Huron Street and the immediate area offer a mix of uses from multiple-family residential to commercial to clean light industrial. This shopping center aligns with the intent and goals of the Master Plan and provides residents with day-to-day services.

**Zoning:** The property is zoned PD, Planned Development.

Township Supervisor  
Brenda L. Stumbo  
Township Clerk  
Debbie Swanson  
Township Treasurer  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

Trustees  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

**Figure 1. Aerial of Subject Site and Vicinity**



Source: MapWashtenaw (Image Capture 2024)

**Township Supervisor**  
 Brenda L. Stumbo  
**Township Clerk**  
 Debbie Swanson  
**Township Treasurer**  
 Stan Eldridge



**YPSILANTI  
 TOWNSHIP**  
 — PLANNING & ZONING DEPARTMENT —

**Trustees**  
 John Newman II  
 Gloria Peterson  
 Karen Lovejoy Roe  
 LaResha Thornton

**Figure 2. Street View of Subject Property**



Source: Google Maps (April 2024 Capture)

Size of Subject Site:  
 5.393 Acres

Current Use of Subject Site:  
 Kroger Grocery Store

***ADJACENT USES - ZONING AND MASTER PLAN***

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Master Plan</b>
North	Commercial – Shopping Center	PD – Planned Development	Township Core
South	Commercial – Shopping Center	PD – Planned Development	Township Core
East	Residential	TC – Town Center	Township Core
West	Vacant	PD – Planned Development	Township Core



**HISTORY OF PROJECT**

On July 29, 2002, the Paint Creek Crossing PD Agreement was signed and executed, granting approval for the Stage II Final PD Site Plan.

**APPLICANT'S REQUEST**

The existing signs on the Kroger Building were originally approved as part of a Final PD Site Plan. The table below outlines the existing approved signage and the proposed changes:

Sign	Existing Approved Size	Proposed Size	Change
Michigan First Credit Union	13 sq. ft.	13 sq. ft.	No Change
Kroger Store Sign	110 sq. ft.	*240 sq. ft.	+ 130 sq. ft.
Starbucks Sign	50 sq. ft.	25 sq. ft.	- 25 sq. ft.
Pharmacy	50 sq. ft.	31.1 sq. ft.	- 18.9 sq. ft.
Pick-Up	N/A	63.1 sq. ft.	+ 63.1 sq. ft.
Pharmacy Drive-Thru	64 sq. ft.	80 sq. ft.	+ 16 sq. ft.
Food	17 sq. ft.	Sign Removed	- 17 sq. ft.
<b>Total</b>	<b>304 sq. ft.</b>	<b>452.2 sq. ft.</b>	<b>+ 148.2 sq. ft.</b>

\*The sign sizing table provided by the applicant shows this sign to be 290.5 sq.ft. in area; however, using the dimensions provided on the plans for this sign, we calculate the size to be 240 sq.ft. in area.

**APPROVAL PROCESS**

Per Section 618 – *Administrative Revisions to Approved PD Plans*, the Zoning Administrator has the authority to approve minor changes to an approved PD site plan. However, major changes require review by the Planning Commission and Township Board. The proposed signs exceed the threshold for minor administrative changes and constitute a major amendment to the Final PD Plan. The reasons for this determination include:

- The size and height of the signs significantly alter the design of the approved PD Site Plan, which is not permissible as a minor alteration under Section 618(2).
- The request does not fall under any of the minor modifications outlined in Section 618(2)(A–Q), necessitating formal review by the Planning Commission and Township Board.

Given these factors, the requested signage must be reviewed as an amendment to the Final PD Site Plan in accordance with Section 618(3) – Major Changes.



### ***ANALYSIS AND RECOMMENDATIONS***

Article VI. – PD Planned Development Regulations, includes design standards by which to evaluate a PD proposal. Sec. 612, Signs, of the PUD ordinance simply states that commercial signs shall be approved as part of the Final PD.

The requested increase in signage is consistent with the objectives of the Township Core Master Plan designation and will significantly improve the visibility of the Kroger store from the road. Given the store's distance from Whittaker Road (approximately 315 feet) and a 45mph posted speed limit, the larger signage will enhance wayfinding, which is essential for traffic safety.

The Planning Commission is encouraged to thoroughly review the proposed amendment and provide a recommendation to the Township Board for final approval.

Any recommendation should include the following conditions:

1. The applicant shall work with the Township Planning Department and Township Board to formally amend the Final PD Plan and PD Agreement to incorporate the revised signage package, as detailed in the Planning Commission Packet.
2. The applicant shall submit a Building Permit Application, including sign plans stamped by a registered engineer licensed in the State of Michigan.



***SUGGESTED MOTIONS:***

**Major Final PD Plan Modification – Kroger Sign Package**

**Suggested motions:** The following suggested motions and conditions are provided to assist the Planning Commission in making the most appropriate motion for this application. The Commission may utilize, add or reject any conditions suggested herein, as they deem appropriate.

**Motion to postpone:**

*“I move to postpone the **Major Final PD Plan Modification** request to increase the sign package from approximately 304 s.f. to approximately 452 s.f. at the Kroger store in Paint Creek Crossing Shopping Center at the property located at 2010 Whittaker, Ypsilanti, MI 48197, Parcel K-11-21-200-040 to allow the applicant time to modify the proposal as discussed at tonight’s Planning Commission meeting.*

**Motion to Approve:**

*“I move to recommend approval to the Township Board of Trustees for the **Major Final PD Plan Modification** request to increase the sign package from approximately 304 s.f. to approximately 452 s.f. at the Kroger store in Paint Creek Crossing Shopping Center at the property located at 2010 Whittaker, Ypsilanti, MI 48197, Parcel K-11-21-200-040, with the following conditions:*

- 1. The applicant shall work with the Township Planning Department and Township Board to formally amend the Final PD Plan and PD Agreement to incorporate the revised signage package, as detailed in the Planning Commission packet.*
- 2. The applicant shall submit a Building Permit Application, including sign plans stamped by a registered engineer, licensed in the State of Michigan.*
- 3. Any other conditions based upon Planning Commission discussion.*

**Motion to Deny:**

*“I move to recommend denial to the Township Board of Trustees for the **Major Final PD Plan Modification** request to increase the sign package from approximately 304 s.f. to approximately 452 s.f. at the Kroger store in Paint Creek Crossing Shopping Center at the property located at 2010 Whittaker, Ypsilanti, MI 48197, Parcel K-11-21-200-040, due to the following reasons:”*

- 1. \_\_\_\_\_*
- 2. \_\_\_\_\_*

---

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

---

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

---

Respectfully submitted,

*Fletcher Reyher*

Fletcher Reyher, AICP  
Planning and Development Coordinator  
Charter Township of Ypsilanti Planning Department



# ALLIED SIGNS INC.

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January 21, 2025



RECEIVED  
BY \_\_\_\_\_  
JAN 23 2025  
YPSILANTI TOWNSHIP  
OCS

Charter Township of Ypsilanti  
Attn: Office of Community Standards  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

**RE: Kroger, 2010 Whittaker Rd.**

Hi Lauren!

Enclosed you will find (1) Site Plan Review Application with (1) set of drawings and (1) check in the amount of \$1,500.00 for the application fee, for the above mentioned location.

Please let me know the date of the meeting so we may attend.

If you need anything else, please let me know. Thank you so much and have a blessed day!

Sincerely,

A blue ink handwritten signature that reads "Kim Allard".

Kim Allard  
[kim@alliedsignsinc.com](mailto:kim@alliedsignsinc.com)

Enclosures Check # 42614

# SITE PLAN REVIEW APPLICATION

## I. APPLICATION/DEVELOPMENT TYPE

**Development:**

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

**Application:**

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

RECEIVED  
BY \_\_\_\_\_

JAN 23 2025

YPSILANTI TOWNSHIP  
OCS

## II. PROJECT LOCATION

Address: 2010 Whittaker Rd. City: Ypsilanti State: MI Zip: 48197  
 Parcel ID #: K-11- 21-200-040 Zoning PD  
 Lot Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Property dimensions: 403.80' x 599.69' Acreage: 5.393  
 Name of project/Proposed development: Kroger  
 Legal description of Property:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 21; THENCE N 01-39-27 W 367.32' ALONG THE WEST LINE OF OF SAID SECTION 21, THENCE N 88-34-54 E 490.97; THENCE N 74-51-50 W 116.79'; THENCE N 88-42-40 E 53.34' TO THE WESTERLY LINE OF WHITTAKER RD; THENCE N 01-04-40 E 546.48' ALONG SAID LINE TO POB, THENCE N 88-55-19 W 599.69' TO THE EASTERLY LINE OF DEAN DRIVE; THENCE N 01-04-40 E 403.80' ALONG SAID EASTERLY LINE; THENCE NORTHEASTERLY 342.58' ALONG THE ARC OF A 944.59' CURVE TO THE LEFT, WHOSE CHORD BEARS N 77-6-32 E 340.71'; THENCE N 68-40-44 E 20.89'; THENCE S 1-4-40 W 164.97'; THENCE S 88-22-20 E 249.74' TO THE WEST LINE OF WHITTAKER RD; THENCE S 01-04-40 W 329.04' TO THE POB. CONTAINING 5.40 AC, T3S-R7E, WASHTENAW COUNTY, MICHIGAN.

**Describe Proposed Project (including buildings/ structures/ # units):**

Kroger is going thru a reimage and would like to replace the following wall signs with new: Kroger, Starbucks, Pharmacy, add a Pick Up sign, replace Drive Thru with Pharmacy Drive Thru and replace the Exit and Enter signs on the drive thru canopy. Michigan First Credit Union sign is to remain as is.

## III. APPLICANT INFORMATION

**Applicant:** Allied Signs, Inc. Phone: 586-791-7900  
 Address: 33650 Giftos City: Clinton Twp. State: MI Zip: 48035  
 Fax: 586-791-7788 Email: Kim@alliedsignsinc.com  
**Property owner (if different than applicant):** Topvalco Inc. The Kroger Company Phone: 313-828-0638  
 Address: 1014 Vine Street City: Cincinnati State: OH Zip: 45202  
 Fax: \_\_\_\_\_ Email: Malachi.Mosley@kroger.com  
**Engineer:** \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Email: \_\_\_\_\_



**SITE PLAN REVIEW  
 APPLICATION**

**VI. SCHEDULE OF FEES**

<b>Preliminary Site Plan Review</b>		
	<b>Non-refundable fee</b>	<b>Refundable deposit</b>
Full	\$500	Less than one (1) acre: \$2,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: 25,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
<b>Final Site Plan Review</b>		
	<b>Non-refundable fee</b>	<b>Refundable deposit</b>
Full	\$500	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres
Sketch	\$500	Less than one (1) acre: \$1,500 One (1) acre to five acres: \$2,000 Over five (5) acres to ten (10) acres: \$2,500 Greater than ten (10) acres: \$2,500 + \$50 per acre over ten (10) acres
Administrative	\$100	Less than one (1) acre: \$1,000 One (1) acre to five acres: \$1,200 Over five (5) acres to ten (10) acres: \$1,500 Greater than ten (10) acres: \$1,500 + \$50 per acre over ten (10) acres
Planned Development Stage I and Rezoning	\$1,500 + \$20 per acre	Less than one (1) acre: \$3,000 One (1) acre to five acres: \$4,000 Over five (5) acres to ten (10) acres: \$5,500 Greater than ten (10) acres: \$5,500 + \$50 per acre over ten (10) acres

\$ 1500.00 FEE TOTAL

**V. APPLICANT SIGNATURE**

  
 Applicant Signature

Kim Allard  
 Print Name

1/20/2025  
 Date



# SITE PLAN REVIEW APPLICATION

Site Plan Review applications	
<input checked="" type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.	<input type="checkbox"/> Proposed Plans
<input checked="" type="checkbox"/> Fees	<input type="checkbox"/> One (1) signed and sealed copies (24"x36") of the proposed plan
<input type="checkbox"/> Check made out to Ypsilanti Township with appropriate fees. <i>Please note: The same preliminary site plan review fee will be charged for each subsequent submittal</i>	<input type="checkbox"/> One (1) copy (11"x17") of the proposed plan
<input type="checkbox"/> Fees paid separately to Ypsilanti Community Utilities Authority	<input checked="" type="checkbox"/> One (1) PDF digital copy of the proposed plan
<input type="checkbox"/> Fees paid separately to Washtenaw County Road Commission and Water Resources Commissioner's Office	<input type="checkbox"/> All contents detailed on the next pages for administrative, sketch, and full site plans.
<input type="checkbox"/> Additional Documents:	
<input type="checkbox"/> Woodland Protection application or the No Tree Affidavit, if applicable	
<input type="checkbox"/> Traffic Impact Questionnaire	
<input type="checkbox"/> Appropriate application and plans submitted to the Washtenaw County Road Commission and Water Resources Commissioner's Office	



	Existing Size	Proposed Size	Difference
Michigan First Credit Union	Existing sign to remain 13.0 s.f.	13.0 s.f.	-0-
Kroger Store Sign	110.0 s.f.	240.0 s.f.*	+130.0 s.f.
Starbucks Sign	50.0 s.f.	25.0 s.f.	-25.0 s.f.
Pharmacy	50.0 s.f.	31.1 s.f.	-18.9 s.f.
Pick-Up	--	63.1 s.f.	+63.1 s.f.
Pharmacy Drive-Thru	64.0 s.f.	80.0 s.f.	+16.0 s.f.
Food	17.0 s.f.		-17.0 s.f.
<b>TOTAL</b>	<b>304.0 s.f.</b>	<b>452.2 s.f.</b>	<b>+148.2 s.f.</b>

\*The Table provided by the applicant shows this sign to be 290.5 s.f. in area; however, using the dimensions provided of this sign, we calculate the size to be 240 s.f. in area.



The Kroger Co. of Michigan

43099 GRAND RIVER AVENUE – NOVI, MICHIGAN 4875

Malachi Mosley  
43099 Grand Rover Avenue  
Novi, MI 48375  
(313)828-0638  
Malachi.Mosley@Kroger.com  
September 6, 2024

Ashlee Moon  
Project Manager  
Cummings Resources, LLC  
15 Century Blvd  
Nashville, TN 37214

To whom It May Concern,

Subject: Authorization to Apply for Variance

I am writing to provide written permission for Allied Signs, Inc. to apply and submit all necessary documentation required for the variance application.

Please find my contact information below for your records:

- Name: Malachi Mosley
- Phone Number: (313)828-0638
- Email Address: Malachi.Mosley@Kroger.com

Should you require any additional information or have further questions, please feel free to contact me directly.

Thank you for your attention to this matter.

Sincerely,

*Malachi Mosley*



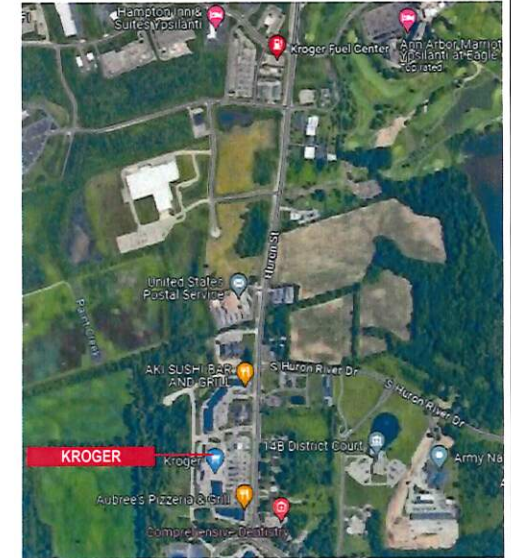
Building is setback 334' from the edge of the road

QTY.	DESCRIPTION	SQ. FT.
A	1 KROGER W/ CART LETTER SET	290.50
B	1 STARBUCKS SIGN	25.00
C	1 PHARMACY LETTER SET	31.1
D	1 PICKUP LETTER SET	63.1
E	1 PHARMACY DRIVE THRU LETTER SET	80.00
F	1 EXIT LETTER SET	2.75
G	1 ENTER LETTER SET	3.9
H	1 MICHIGAN FIRST CREDIT UNION LETTER SET TO REMAIN AS IS	13

Total proposed signs = 509.35 sqft  
Michigan First Credit Union sign is to remain @ 13 sqft.



Kroger store is 23' high x 330' wide



**KROGER #707**  
**2010 WHITTAKER ROAD**  
**YPSILANTI, MI 48197**



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CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
**1267727830.01**

DATE: 05.16.2024

J. Allington



**EXISTING**

SCOPE OF WORK: FRONT ELEVATION - REMOVE AND INSTALL NEW BLUE KROGER LETTERSET WITH CART.  
 REMOVE FOOD - NO NEW SOW. REMOVE AND INSTALL NEW STARBUCKS LOGO.



**PROPOSED A E**

**KROGER #707**  
**2010 WHITTAKER ROAD**  
**YPSILANTI, MI 48197**



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DATE: \_\_\_\_\_

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Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
**1267727830.01**

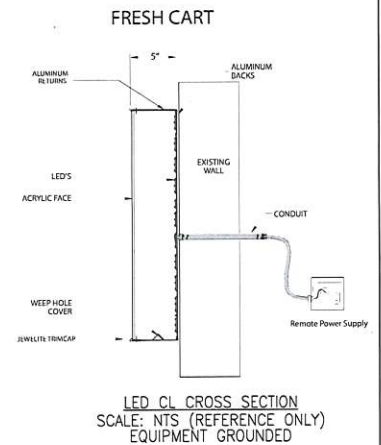
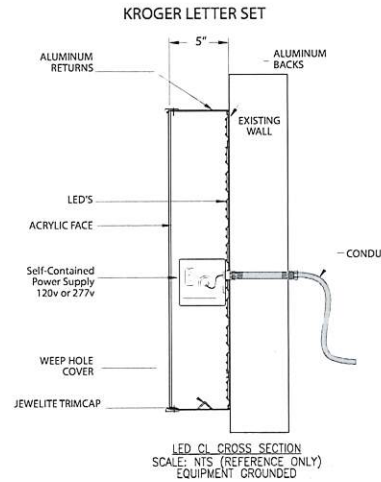
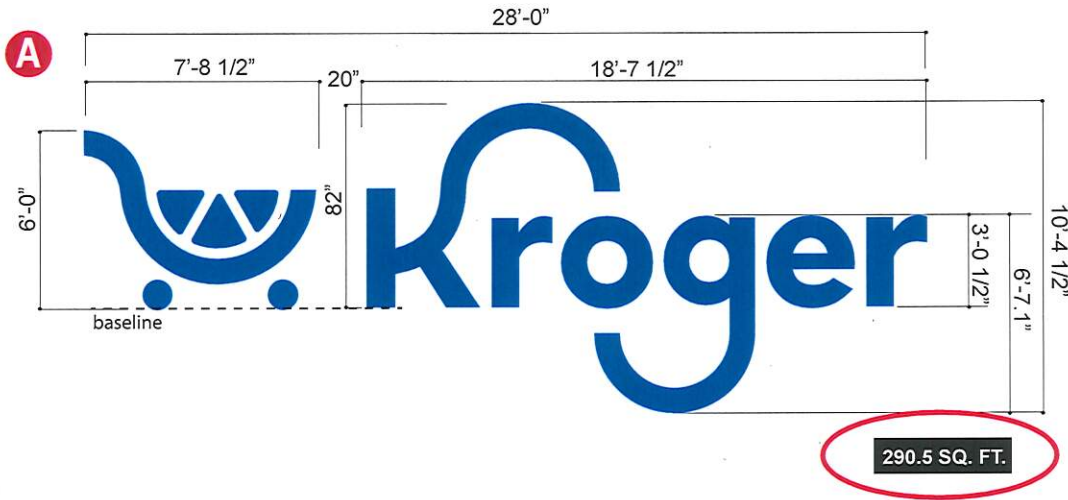
DATE: 05.16.2024

J. Allington

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

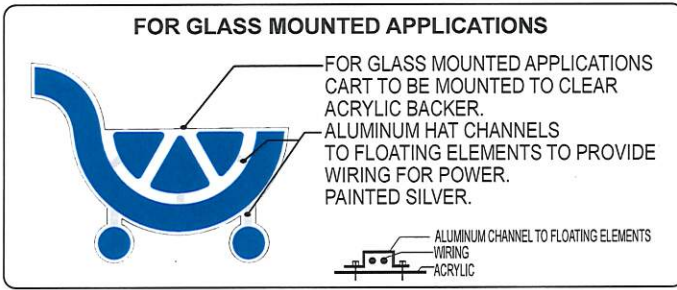


- 3730-8537 KROGER BLUE
- RETAINER:  
KROGER BLUE PMS 2728C
- FILLER:  
KROGER BLUE PMS 2728C



**\*MOUNTING CLIPS AS NEEDED BY SEPARATE ORDER BASED ON SURVEY OR BUILDING SPECS**

**\*\*INSTALLER PROVIDES HARDWARE - ALL THREADED RODS, LAG BOLTS, THRU BOLTS ETC. AS REQUIRED BY WALL CONDITIONS**



- PART # 403-23-CL82-KRGBL-FL
- PART # 403-23-CL72-R-2728B
- PART # 403-23-CL72BCKR
- PART # 403-20-CL82KRG-CLIPS
- PART # 403-20-CL72-CLIPS

scale: 1/4" = 1'-0"



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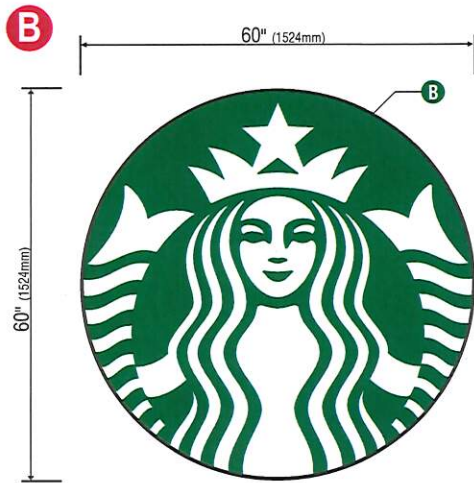
CUSTOMER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

Rev.	DATE	BY	Rev.	DATE	BY
Rev. #1	3.31.2022	S.H.	Rev. #4	_____	_____
Rev. #2	6.26.2023	S.H.	Rev. #5	_____	_____
Rev. #3	7.6.2023	S.H.	Rev. #6	_____	_____

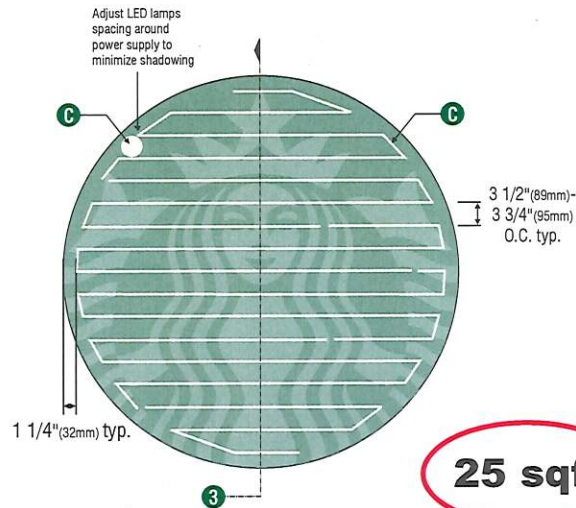


DRAWING NO:  
811072090.01A2  
DATE: 2.22.2022  
S. Hawke

**PROVIDED BY OTHERS - PERMITTED & INSTALLED BY CUMMINGS**



**1 Front View**  
Scale: 1/2" = 1'-0"

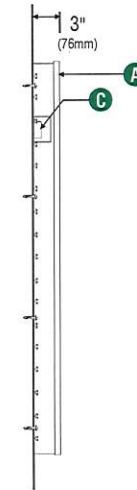


**2 LED Detail**  
Scale: 1/2" = 1'-0"

LEDs Provided By:  
**LUMificient**

**SPECIFICATIONS:**

- A** 60" (1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP. 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with white LED's installed to back of disk. Power with self-contained multi-volt power supply contained with an U.L. enclosure covered in white vinyl film. Fasten to wall with required fasteners.



**3 Section View**  
Scale: 1/2" = 1'-0"



**4 Side View**  
Scale: 1/2" = 1'-0"



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CONCEPTUAL DRAWING - FOR PRESENTATION PURPOSES ONLY. NOT FOR USE IN MFG. OR FOR FINAL CUSTOMER APPROVAL

Rev.	DATE	BY	Rev.	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



**STARBUCKS COFFEE**

DRAWING NO:

84559

DATE: 7-21-2016

S. Hawke



**EXISTING**  
SCOPE OF WORK: FRONT ELEVATION - REMOVE AND INSTALL NEW WHITE PHARMACY LETTERSET.



**EXISTING**  
SCOPE OF WORK: FRONT ELEVATION - REMOVE AND INSTALL NEW WHITE PHARMACY LETTERSET.



**PROPOSED C**



**PROPOSED D**

**KROGER #707**  
**2010 WHITTAKER ROAD**  
**YPSILANTI, MI 48197**



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DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



**DRAWING NO:**  
**1267727830.01**

DATE: 05.16.2024

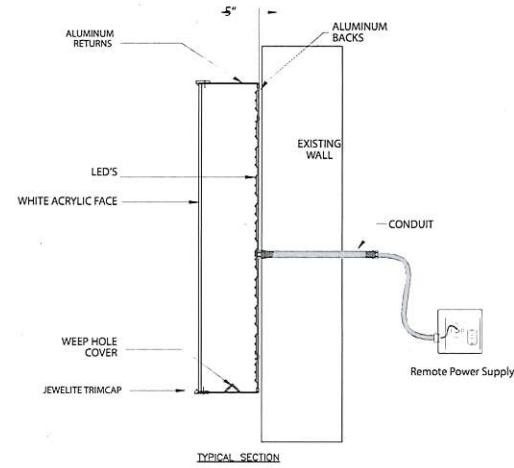
J. Allington

REMOTE LETTER SET Preferred



PART # 403-22-CL24-PHR-RWH

31.1 SQ. FT.



- WHITE ACRYLIC
- RETAINER: WHITE
- FILLER: WHITE



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CUSTOMER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

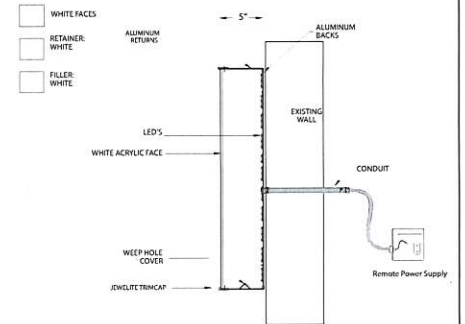
Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
809507037.00C  
DATE: 12-10-2021  
S. Hawke

INTERNALLY ILLUMINATED CHANNEL LETTERS

- INTERNALLY ILLUMINATED CHANNEL LETTERS.  
ALUMINUM SIDES & BACK PAINTED WHITE.  
WHITE TRIMCAP RETAINER.  
FLAT, WHITE POLYCARBONATE FACE  
WHITE LED ILLUMINATION.



63.1 SQ. FT.

WHITE LETTERS INSTALLED ONTO  
DARK BRICK WALL - BRICK COLOR MAY  
VARY

PART # 403-23-CL36-PUCRTWH

SCALE: 1/2" = 1'-0"



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CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
7699332377.02A1  
DATE: 6.27.2023  
S. Hawke

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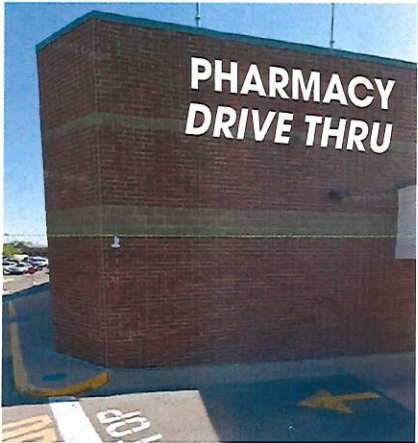
**EXISTING**  
SCOPE OF WORK: RIGHT ELEVATION - REMOVE RX DRIVE THRU AND INSTALL NEW WHITE PDT ON RACEWAY.



**EXISTING**  
SCOPE OF WORK: PHARMACY CANOPY - REMOVE AND INSTALL NEW ENTER LETTER SET.



**EXISTING**  
SCOPE OF WORK: PHARMACY CANOPY - REMOVE AND INSTALL NEW EXIT LETTER SET.



**PROPOSED E**



**PROPOSED F**



**PROPOSED G**

**KROGER #707**  
**2010 WHITTAKER ROAD**  
**YPSILANTI, MI 48197**



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CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #4	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



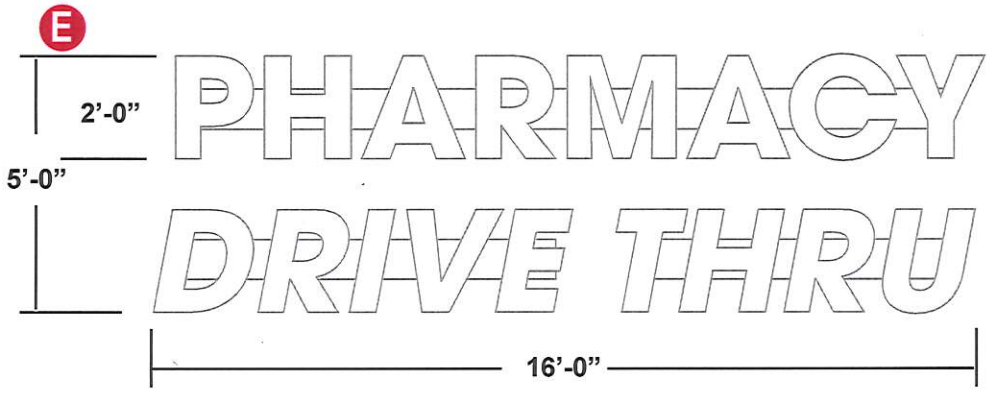
**DRAWING NO:**  
**1267727830.01**

DATE: 05.16.2024

J. Allington

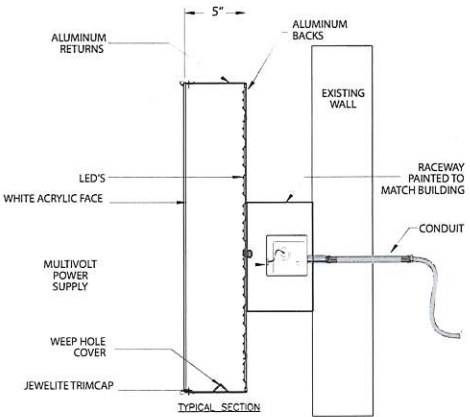
PHARMACY DRIVE THRU SIGNAGE - 2022

RACEWAY MOUNT LETTER SET *Optional - based on conditions*



PART # 403-22-CL24-PDT-RWWH

80 SQ. FT.



- WHITE ACRYLIC
- RETAINER: WHITE
- FILLER: WHITE
- RACEWAY: T.B.D.



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CUSTOMER APPROVAL:

\_\_\_\_\_  
DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

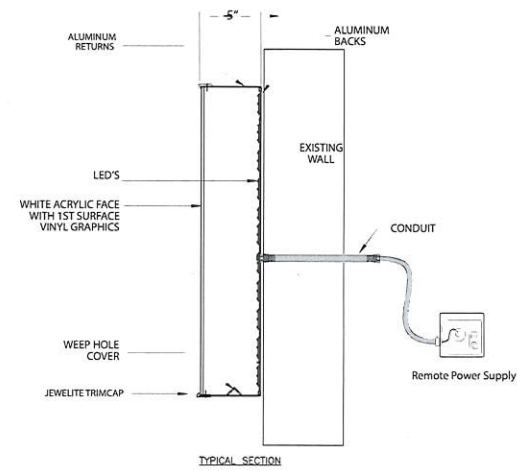


DRAWING NO:  
809507172.00C  
DATE: 12-10-2021  
S. Hawke

**CUSTOM**

**DRIVE THRU CANOPY SIGNAGE - 2022**

REMOTE LETTER SET Preferred



- 3730-8537 KROGER BLUE
- RETAINER: KROGER BLUE PMS 2728C
- FILLER: KROGER BLUE PMS 2728C



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CUSTOMER APPROVAL:

DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:  
809507286.00B

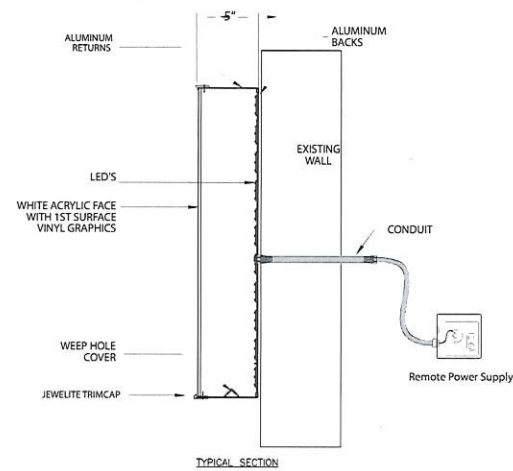
DATE: 12-16-2021  
S. Hawke



**CUSTOM**

**DRIVE THRU CANOPY SIGNAGE - 2022**

REMOTE LETTER SET Preferred



- 3730-8537 KROGER BLUE
- RETAINER: KROGER BLUE PMS 2728C
- FILLER: KROGER BLUE PMS 2728C



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CUSTOMER APPROVAL:

\_\_\_\_\_

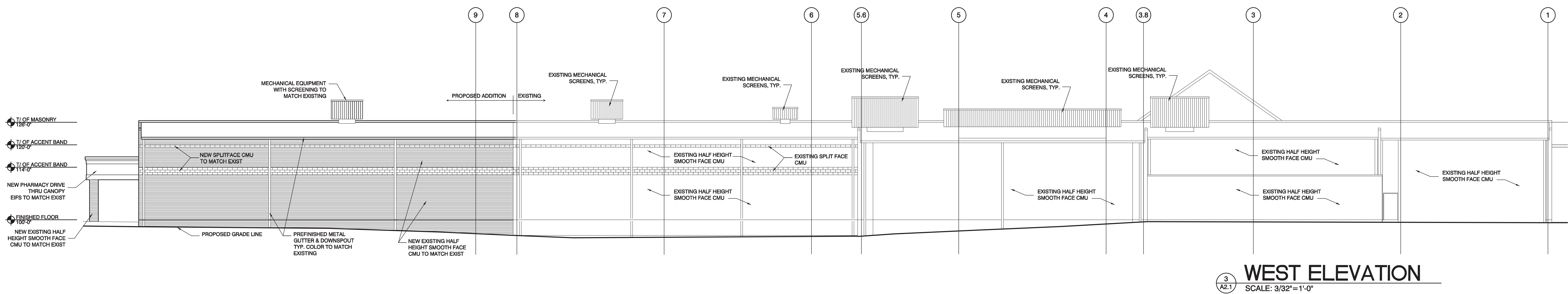
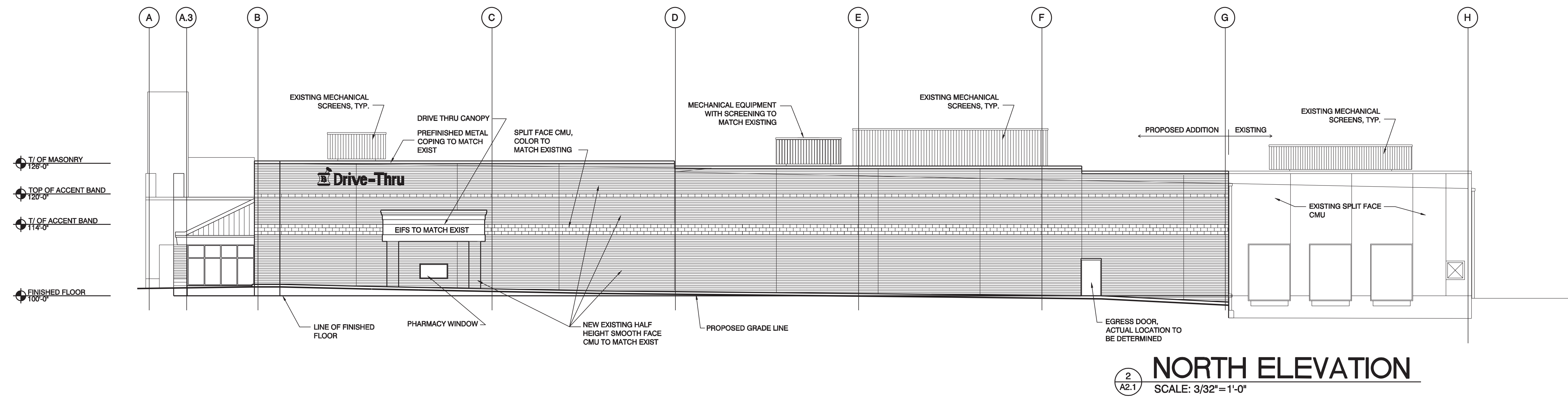
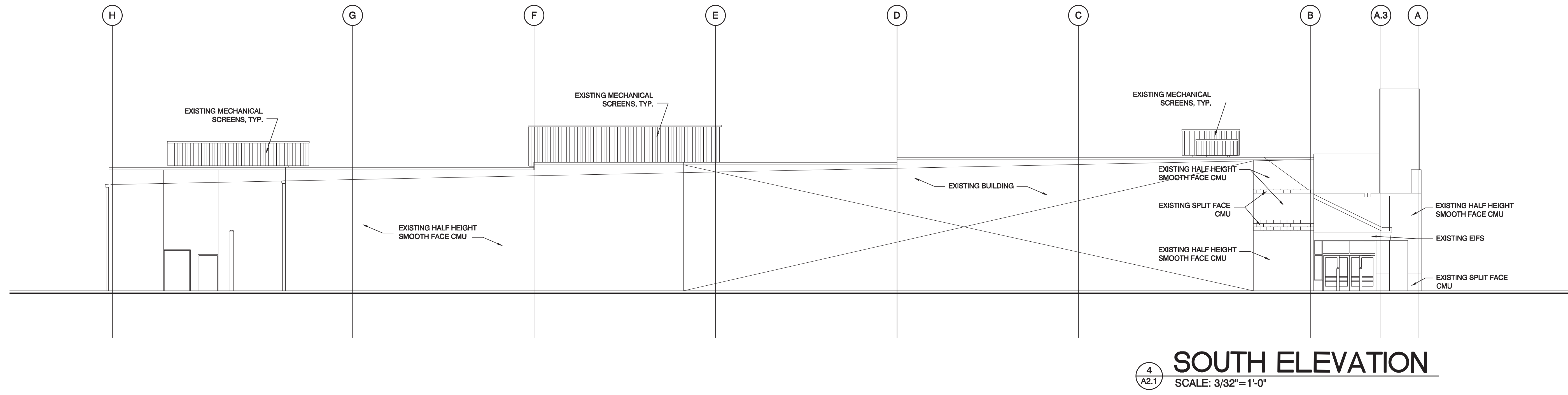
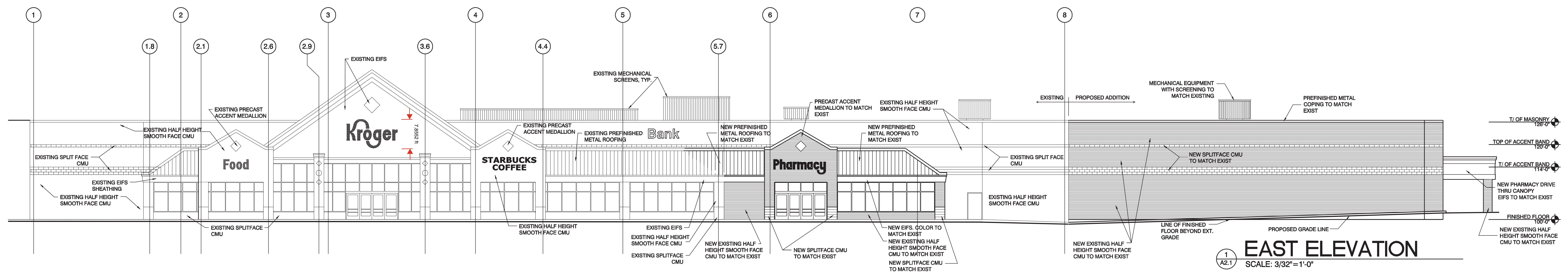
DATE: \_\_\_\_\_

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



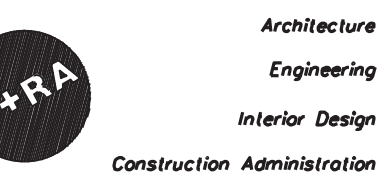
DRAWING NO:  
**809507286.00A**

DATE: 12-16-2021  
S. Hawke



FACILITY ENGINEERING  
 3800 GRAND RIVER AVE. CINCINNATI, OHIO 45202  
 (513) 721-8080

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Architecture  
 Engineering  
 Interior Design  
 Construction Administration

537 East Pete Rose Way  
 Cincinnati, Ohio 45202  
 (513) 721-8080

PRELIMINARY  
 NOT FOR CONSTRUCTION

COMMISSION NO.

900506-62

ADDITION/REMODEL

YPSILANTI, MI

HUDSON & WHITAKER

YPSILANTI TWP., MI

Store # D-707

DATE

03/29/07

TITLE

EXTERIOR ELEVATIONS

SHEET

A2.1