



REGULAR MEETING AGENDA

Tuesday, July 14, 2026

6:30 P.M.

Township Civic Center Board Room

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 or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE JUNE 17TH AND JUNE 23RD, 2026 REGULAR PLANNING COMMISSION MEETING MINUTES
5. PUBLIC HEARINGS
 - A. **ZONING ORDINANCE AMENDMENT- APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS, ARTICLE 5 – FORM BASED DISTRICTS AND ARTICLE 18 – CHANGES AND AMENDMENTS. THE AMENDMENTS INCLUDE:**
 1. PROPOSED AMENDMENTS TO SEC. 420. – *BUSINESS DISTRICT USE TABLE; AND*
 2. PROPOSED AMENDMENTS TO SEC. 502. – *APPLICABILITY AND ORGINAZATION; AND*
 3. PROPOSED AMENDMENTS TO SEC.504 THROUGH 506. – *NEIGHBORHOOD CORRIDOR, REGIONAL CORRIDOR, AND TOWN CENTER; AND*
 4. PROPOSED AMENDMENTS TO SEC. 507. – *DESIGN STANDARDS; AND*
 5. PROPOSED AMENDMENTS TO SEC. 1802. – *APPLICATION PROCEDURE; AND*
 6. PROPOSED AMENDMENTS TO SEC. 1805. – *CONDITIONAL REZONING PROCEDURES.*
6. OLD BUSINESS

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7. NEW BUSINESS

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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

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

11. TOWNSHIP ATTORNEY REPORT

12. PLANNING DEPARTMENT REPORT

13. OTHER BUSINESS

14. ADJOURNMENT – NEXT SCHEDULED MEETING, JULY 28TH, 2026, 6:30PM