

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, March 24, 2026
6:30 am**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Bill Sinkule, Vice Chair
Darrell Kirby, Secretary
Gloria Peterson
Amy Kehrer
Bianca Tyson

STAFF AND CONSULTANTS

Mark Yandrick, Ypsilanti Township Planning Director
Sally Elmiger, Carlisle Wortman

• **CALL TO ORDER/ESTABLISH QUORUM**

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

• **APPROVAL OF AGENDA**

MOTION: Mr. Sinkule **MOVED** to move item 7A to 5A1 and item 7B to 5B1. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

• **APPROVAL OF THE DECEMBER 9, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Kirby **MOVED** to approve the December 9, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Ms. Kehrer and **PASSED** by unanimous consent.

• **PUBLIC HEARINGS**

5A. ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 4 – DISTRICT REGULATIONS – ADDING TOWING SERVICES WITHOUT AN IMPOUND OR STORAGE YARD, TAXI TERMINALS AND DISPATCH FACILITIES, LIMOUSINE SERVICES AND BUS DEPOTS TO THE ICR –

INDUSTRIAL AND COMMERCIAL REVITALIZATION DISTRICT TO SEC. 420.
– TABLE OF USES

The Planning Staff informed the Commission on the application of a Zoning Ordinance Amendment for the “Dispatch Centers” referred to in the agenda item as the official title for the land use being discussed at the meeting. The process for zoning ordinance text amendment was published in the Ann Arbor News and MLive. Under state law, two readings are required by the township board. The meetings are scheduled for April 7th and April 21st. The Planning Commission makes a recommendation that the Township Board make a vote following the second reading. Currently, this is listed in the zoning ordinance under business regulations and is noted as not being permitted. There have been multiple inquiries from different types of businesses that would qualify under this. The proposal presented upholds this use in the business regulations but adds it as a special land use in the Industrial District; that includes towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services, and bus depots to the Industrial and Commercial Revitalization District (ICR).

This facility does not have a lot of customers or clients and is not generating large employment, except for those who would be running the dispatch center, making it more appropriate for an industrial district. This zoning amendment would give the opportunity that the use would be allowed to be approved in the ICR district with a Special Land Use from the Planning Commission just to ensure that the overall site design is accounting for the overall amount of traffic, impacted neighboring areas, and if Planning Commission felt within the standards if there was something that needed to be met to be appropriate and not overly impact the area those changes could be commissioned or improved as such.

This amendment protects the township from outright prohibiting a land use, which the Planning Commission aims not to do in municipal zoning, as that can run amok with some of the constitutional rights that the property owners have. The ICR district is most appropriate for this type of land use as it provides great access to the roads and transportation that works for the high volume of vehicles. It is very close to Interstate 94, US 12, Willow Run Airport, and some railroads. This is the best place for the centers to go, but it is farther from some of the residential and high-traffic commercial uses, where there is already a large quantity of vehicles coming forward.

The Planning Staff recommends that the Planning Commission consider a recommendation of approval of the zoning ordinance text amendment to the township.

A Planning Commission resolution was included in the packet with the goal of moving the resolution to the Board more quickly.

Mr. Kirby (Commissioner) asked if there was a known, designated number or amount of vehicles. The Planning Staff reported that it would be seen in an application, but the amendment was for all proposals. It was clarified that the amendment was a general zoning amendment overall.

PUBLIC HEARING OPENED AT 6:38 PM

No comments were given.

PUBLIC HEARING ENDED AT 6:39 PM

MOTION: Ms. Kirby **MOVED** to approve the resolution as presented and included in the provided packet.

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

Roll Call Vote: Ms. Kehrer (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Mr. Kirby (Yes), Ms. Tyson, and Ms. El-Assadi (Yes). **MOTION PASSED.**

ZONING ORDINANCE AMENDMENT – ARTICLE 5 – FORM-BASED DISTRICTS – PROPOSED MODIFICATIONS TO SECTION 504 – ECORSE ROAD NEIGHBORHOOD CORRIDOR REGULATING PLAN FOR THE FOLLOWING PROPERTIES: 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013).

Planning Staff informed the Commission on the application for the Special Land Use for 800 MINION ST. (K-11-10-280-011), 93 ECORSE RD. (K-11-10-280-012), AND 95 ECORSE RD. (K-11-10-280-013). This would be a modification to the regulating plan. There would be a public hearing held at the meeting, and then the Planning Commission may approve any change to a site type specifically within the form-based code. The current zoning map for the regulating plan is for neighborhood business within Article 5; there are three properties that are also in this form-based district. In the old zoning ordinance, parts were zoned as light industrial prior to the one that was adopted at the beginning of 2022. Certain pieces were rezoned to allow a refresh so that the three properties would have some of the characteristics of the rest of Ecorse. The township considers this a strategic priority; they are working with a planning

consultant to work with the Michigan Department of Transportation (MDOT) to have a plan that changes the layout of Ecorse with the goal of making it more pedestrian-friendly.

The site types are often defined by the size of the property. Site type A is usually the smaller lots that are half an acre or smaller and are typically for residential or similar use. Site Type B are usually lots between a half-acre and one acre, and Site Type C are larger properties, bigger than an acre. According to the Township's existing form-based codes, they are usually uniform in that the property size dictates the site type.

800 Minion is at the corner of Emrick, Minion and Ecorse. It is 1.34 acres and is a rectangular corner property accessible from multiple streets. This parcel is a node at the street intersection. The staff's recommendation is Site type C due to the size, location at the corner, and access from multiple streets. Site type C would allow for most types of uses that could be accommodated by the parcel's characteristics. A site type chart was provided. This would establish some precedent for any change in uses.

93 Ecorse is just under 7/10 of an acre. It is long and narrow, with some awkward positioning behind the lot to the south. The small extension may not be large enough for a viable use. There is a building and a business in the front, and a building in the back. There is currently an ongoing building registration for both buildings. Unity Vibration was in the back building, while Maniacal Mead is seeking to replace Unity Vibration. None of those business registrations is dependent on the current meeting's approval. The parcel is quite narrow at 70 feet and is located in the middle of some non-residential nodes. The recommendation is Site type B due to the size, midblock location, and limited access from a single street. Site type B would allow some types of commercial uses but would not allow vehicle-intensive uses that require more space for vehicular circulation and parking.

95 Ecorse is just under 6/10 of an acre and is rectangular in shape. It currently has a car repair business on site and has a narrow street frontage of 100 feet. The recommendation is Site type B due to the size, midblock location, and limited access from a single street. The process for modifying a regulating plan is based on the designations of the site type.

The Planning Commission shall consider the following in making its determination:

- A. The applicant's property cannot be used for the purposes permitted in the form-based district.

- B. Area has been added or deleted from the subject property in question, requiring the modification.
- C. The proposed modification resulting from development will not alter the central character of the area.
- D. The proposed modification makes the intent of the district.
- E. Existing streets have been approved, and or streets constructed that may result in the modification of the specific site type.
- F. Modification to the Regulating Plan is in conformance with the Master Plan and Placemaking Plan.

Ms. Kehrer (Commissioner) asked if any of the businesses on the property had raised objections or if they were aware of the changes. It was noted that the property owner at 93 Ecorse agreed with no objections having been had to date. This sets a path forward for the form base for any new buildings and the permitted land uses, if there are any future changes in use.

Ms. Kehrer (Commissioner) asked if the changes increased or decreased the range of uses for sites. Planning Staff explained that until the site type is designated, the parcels are in a sort of limbo with no determination on what could or could not be placed on those parcels.

PUBLIC HEARING OPENED AT 6:49 PM

No comments were given.

PUBLIC HEARING ENDED AT 6:50 PM

MOTION: Ms. Sinkule **MOVED** to approve proposed modifications to the Ecorse road neighborhood corridor regulating plan as follows: Site type C for the lot at 800 MINION ST. (K-11-10-280-011), Site type B for the lot at 93 ECORSE RD. (K-11-10-280-012), Site type B for the lot at 95 ECORSE RD (K-11-10-280-013) as the Site type designations meet the relevant standards of section 502 applicability and organization paragraph 5 of article 5 form-based districts, with the following conditions, of which there are none.

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

Roll Call Vote: Ms. Kehrer (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Mr. Kirby (Yes), Ms. Tyson, and Ms. El-Assadi (Yes). **MOTION PASSED.**

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **EXTENSION REQUEST OF FINAL SITE PLAN APPROVAL – FROST DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE – 2525 STATE STREET – K-11-13-355-004** – TO CONSIDER THE EXTENSION REQUEST OF THE FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF THE MARIJUANA DISPENSARY AND CONSUMPTION LOUNGE/MUSIC VENUE DEVELOPMENT PROJECT.

Sally Elmiger, Planning Consultant from Carlisle Wortman, informed the Commission on the application for an extension of the final site plan approval for the development of the marijuana dispensary and consumption lounge/music venue development project. The applicant, Michael Lugkey, was noted as being in attendance. They are asking to extend the final site plan approval for both the dispensary and consumption lounge/music venue development projects, both of which are located in the ICR. The dispensary is on the north, and the consumption lounge is on the south. State Street on the south end of the consumption lounge and music venue, and Watson Street on the east side of both properties.

The final site plan for the dispensary and the music venue was provided in the packet. Elevations and renderings were also provided. The planning commission did grant preliminary site approval for both projects. Both projects went on to the final site plan, which is an administrative in-house review process and is done by staff and consultants. The dispensary received its final site plan approval on October 31, 2023. The consumption lounge and music venue received their approvals on April 1, 2025. The township has always considered these as one project. The applicant is now asking to extend the review for that approval, explaining within their submission that they had specific reasons for needing an extension based specifically on economic issues within the marijuana business.

Staff feels it is appropriate to combine both properties and discuss the extension of the final site plan that expired on April 1, 2026. The zoning ordinance in section 907 does allow an applicant to ask for one one-year extension of the final site plan approval. Should the applicant be unable to begin construction before April 1, 2026, they would have to start over; the ordinance only allows one final site approval extension. A condition that was included in both original preliminary site plans was included. The township and applicant shall prepare a development agreement per section 915 development agreement that ensures specific use regulations are met. That addresses items such as, but not limited to, large events, security conditions, lighting, portable toilets, capacity, hours of operation and other items as listed in the August 27, 2024, staff report.

Ms. Peterson (Commissioner) asked when the development agreement would be presented to the Township. Sally Elmiger reported that the development agreement was completed during the final site plan process. A development agreement was approximately 75% done.

MOTION: Ms. Kirby **MOVED** to approve the extension request of the final plan approval for the development of the marijuana dispensary and consumption lounge/music venue located at 2525 State Street, 1250 Watson Street, to April 1, 2027, with the following condition. The Township and the applicant shall prepare a development agreement per section 915, which ensures specific use regulations are met. That addresses items such as, but not limited to, large events, security conditions, lighting, portable toilets, capacity, hours of operation, and other items as listed in the August 27, 2024, staff report.

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

Roll Call Vote: Ms. Kehrer (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Mr. Kirby (Yes), Ms. Tyson (Yes), and Ms. El-Assadi (Yes). **MOTION PASSED.**

- b. **PRELIMINARY SKETCH PLAN REVIEW – PEGASUS CONCRETE PRIVATE DRIVEWAY – 2575 STATE STREET – K-11-13-200-001** – TO CONSIDER THE PRELIMINARY SKETCH PLAN APPLICATION OF PEGASUS CONCRETE PLANT TO PERMIT THE CONSTRUCTION OF A 30.5 FEET WIDE AND APPROXIMATELY 1,200 FEET LONG PRIVATE DRIVEWAY AS A SECONDARY ACCESS TO THE PROPERTY OFF OF TYLER RD. SERVICING A 6.187-ACRE SITE ZONED ICR, INDUSTRIAL AND COMMERCIAL REVITALIZATION.

Planning Staff informed the commission on the preliminary sketch plan review for the Pegasus Concrete Private driveway located at 2575 State Street that represents pavement in excess of 6000 sq ft. Therefore, the zoning ordinance requires that the planning commission review and approve a sketch plan. A sketch plan is a site plan with fewer details. The concrete plant is to be connected to Tyler Road. The concrete plant did receive preliminary site approval in 2021 and final site plan approval in 2022. The concrete plant was built, then in 2024, the applicant constructed the driveway without Township approval. The applicant is now working with the applicant to receive approval. The Planning Staff recommended approval of the request.

The conditions provided in the example draft motion are things that would be required in any preliminary site plan motions. The applicant needs to work with outside agencies such as the Road Commission and Water Resources Commission to get their approval. The applicant needs to address any issues that the Planning Commission may bring up at the final site plan. There are other adjacent easements to the driveway; any impacts of the driveway on the easements need to be approved by the Township engineer. When Carlisle Wortman did their review of the concrete plant in 2021, they noted some needed landscaping that has not yet been completed. Therefore, as an additional condition for approval of the driveway, the previously approved landscaping from the 2024 concrete plant plans must be installed.

Mr. Kirby (Commissioner) asked what the overall reasoning was. Planning Staff explained that this is a sketch plan and is a way for smaller projects to come before the Planning Commission for approval.

Ms. Peterson (Commissioner) commented that there had been an outline, so all that had to be done was put in concrete. Planning Staff noted that the driveway is gravel, not concrete, and that the Commission would be approving the already-constructed driveway that was completed without approval.

The applicant, Andrew Falzerano, Crown Enterprises, 12225 Stevens Road, stated that the ultimate intent is to pave the driveway once all required approvals from the Planning Commission and other agencies are obtained. The driveway was built along an existing utility two-track, with it being noted that the road reduces truck trips on public roads to Interstate 94 and to Willow Run Airport, where Crown Enterprises supplies a significant quantity of concrete.

MOTION: Mr. Sinkule **MOVED** to approve preliminary sketch plan for Pegasus Concrete Plant driveway at 2575 State Street parcel K-11-13-200-001 submitted

by Crown Enterprises on a site zoned ICR as the proposal meets the criteria in Article 9 site plan review, with the following conditions:

1. Revise plans based on the Planning Commission's discussion at the meeting for the final sketch plan.
2. Applicant to seek and obtain all necessary approvals from Washtenaw County Road Commission (WCRC), WC, Water Resources Commission (WRC), and the Township Engineer.
3. Any construction with the adjacent powerline and waterline easement shall be subjected to review and approval of the Township Engineer.
4. Access points spacing from intersections and safe site distance shall be evaluated to the satisfaction of the WCC and the Township Engineer.
5. The applicant shall include the landscaping illustrated on the approved 2025 landscape plan on the final sketch plan for his project and install the landscaping within one year of final sketch plan approval.

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

Roll Call Vote: Ms. Kehrer (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Mr. Kirby (Yes), Ms. Tyson (Yes), and Ms. El-Assadi (Yes). **MOTION PASSED.**

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

- **Correspondence Received**

None to Report.

- **Planning Commission members**

An update was requested on the Galt Village Shopping Center timeline, property taxes, and court proceedings.

The Planning Staff agreed to provide an update at the next meeting.

- **Members of the audience**

None to Report.

- **Scheduling Upcoming Planning Commission Training (April 14)**

The Planning Staff discussed scheduling the upcoming Planning Commission Training. The next scheduled meeting would be Tuesday, April 14, 2026, as no agenda items are currently scheduled for that meeting.

The training would be for the Michigan Association of Planners (MAP) with a planning consultant from Carlisle Worthman. It was also noted that this would be confirmed, scheduled, and then advertised. The training would be approximately three hours, starting from 6:00 or 6:30 p.m.

The Commissioners confirmed that April 14 was acceptable.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

None to Report

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report

- **TOWNSHIP ATTORNEY REPORT**

None to Report

The Township Attorney was not present.

- **PLANNING DEPARTMENT REPORT**

Planning Staff reported that they have been working with a Planning Consultant on the Ecorse modifying plan. They are planning an open house the week of May 4th. It was noted that there is a scheduling issue with the venue; the event has not been published yet. The Staff noted that this would be a great way for the Commission and the community to provide input. The Michigan Department of Transportation (MDOT) was noted to have given an initial indication that the plan is moving in the right direction. The consultants will finalize the plan, and then efforts will begin to secure funds from MDOT or the Southeast Michigan Council of Governments (SEMCOG).

Outside of the training, the Planning Commission does not know when the next meeting is going to be. The Planning Staff is actively working on several applications and will notify the Commissioners when the next formal meeting will be with new business.

- **OTHER BUSINESS**

Commissioner Kirby commented on the recently opened Sheetz location, noting that it looked great and that everything appeared to be up and running.

Commissioner Peterson noted she and some of the other commissioners attended the Sheetz grand opening. She relayed that the Sheetz team expressed their gratitude to the zoning department and the Township Board.

- **ADJOURNMENT**

MOTION: Ms. Peterson **MOVED** to adjourn at 7:15 pm. The **MOTION** was **SECONDED** by Mr. Sinkule and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services