

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, June 23, 2026
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

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

- **APPROVAL OF AGENDA**

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

- **PUBLIC HEARINGS**

None.

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- a. **EXTENSION REQUEST OF PRELIMINARY SITE PLAN APPROVAL – HOLIDAY INN EXPRESS – 350 AND 460 JOE HALL ROAD – TO CONSIDER THE FINAL SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A HOLIDAY INN EXPRESS PROJECT.**

Planning Staff reported that on March 25, 2025, the applicant for the Holiday Inn Express got preliminary site plan approval from the Board. Under the zoning ordinance, they had to return and apply for and begin the final site plan process within a year of approval. The code allowed for a one-time 12-month extension. There had been ongoing communication over the past few months, as there were different circumstances than in most projects. The request was for an extension to submit and start the final site plan by March 25, 2027. As part of the site plan approval and future construction, the project triggered enough traffic volume on Joe Hall to require a traffic light. The Township's legal team, along with the Road Commission and the Township engineer, were working together. The applicant had been in communications and had provided some money to the Road Commission through their organization. Once in place, the applicant could move forward with the final site plan and the process. It was a standard extension as long as the Commission deemed it valid.

The applicant, Anant Patel, provided additional information on the project. He reported that they had finalized the legal documents in the second half of 2025 and were working toward financing, but there were backlogs due to the government shutdown. There was a tentative term sheet from a lender. The plans were expected from the architect by the end of July 2026, and then submitted to the franchise owner for approval. Before the final site plan meeting, the letter of credit to the Road Commission was the main barrier, and that had been addressed.

Ms. El-Assadi (Commissioner) asked for more information on the needed traffic light. Anant Patel reported that the traffic from the Holiday Inn was sufficient to warrant a traffic light. The first developer would pay for the traffic light. A bid from one of the state-approved civil engineering firms was received, which included the amount for the letter of credit.

Planning Staff noted that the Road Commission was also undertaking a signalization project, and one of the goals was to synchronize all traffic lights on South Huron Street.

Ms. Kehrer (Commissioner) asked what the current projection for starting construction was. Anant Patel reported that his goal was to start construction by the end of 2026.

MOTION: Mr. Kirby **MOVED** to **APPROVE** the one-year extension request of the Preliminary Site Plan approval, granted with conditions by the Planning Commission at their March 25, 2025, meeting. The approved plans were submitted by Andy Patel, InterContinental Hotels Group, to permit the construction of a 101-room, four-story hotel located at 350 & 450 Joe Hall Drive, Ypsilanti, MI 48197, Parcel K-11-38-363-029, and Parcel K-11- 38-363-003. The one-year extension of the Preliminary Site Plan approval will give the applicant additional time to submit Final Site Plans for their project. The **MOTION** was **SECONDED** by Ms. Kehrer.

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

- **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**

None to Report.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

- **TOWNSHIP ATTORNEY REPORT**

None to Report.

- **PLANNING DEPARTMENT REPORT**

Planning Staff reported that the regular meeting would be held on July 14, 2026, at 6:30 p.m. During the work session in June, the zoning and text amendments would be discussed. A rezoning meeting was anticipated on July 28, 2026.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkul **MOVED** to adjourn at 6:40 pm. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services