

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, July 14, 2026
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Darrell Kirby, Secretary
Bianca Tyson
Amy Kehrer
Crystal Lecoq

**Gloria Peterson was excused for a Election Committee Meeting in the Township Civic Center*

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:31 pm.

- **APPROVAL OF AGENDA**

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

- **APPROVAL OF THE JUNE 17 AND JUNE 23, 2026, REGULAR MEETING MINUTES**

MOTION: Ms. Kehrer **MOVED** to **APPROVE** the June 17 and June 23, 2026, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

**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 ORGANIZATION; 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.

Planning Staff noted the process of zoning ordinance amendments. A Planning Commission work session was held on June 23, 2026. There was a notice in the Ann Arbor News on June 30, and the public hearing was on July 14. There would be a minimum of two readings at the Township Board meeting. Before the amendments could go to the Board, the minutes had to be approved, which was expected to occur at the July 28 meeting, with the readings in August and September.

Planning Staff referred to the zoning map. The zoning ordinance had three general buckets. The first included theaters, public assembly halls, concert halls or similar places of public assembly, the second related to mixed-use and design transparency and the third included pre-application meeting requirements for changes and amendments.

The first bucket of changes aligned theaters, places of assemblies, and similar uses with the house of worship use in the general business district. It would change from permitted to special land use. The change would make it compliant with the Religious Land Use and Institutionalized Persons Act, which prohibits discrimination against houses of worship. The special land use also required an evaluation to ensure that the places of worship were in the correct location and did not negatively impact the surrounding area. The special land use required a development agreement.

The second bucket of changes related to the form-based code. In the regional and neighborhood corridors, mixed-use, where multiple uses were allowed, was permitted only in Use Groups 1, 2, and 3. The modification would allow mixed-use development from Use Groups 1, 2, 3, and 4 to include retail and restaurants. Most mixed-use zones had retail and restaurants in the same building, so it aligned with the long-term goal for the Township. The Town Center already allows mixed use, so there would be no change there. There were also changes to the design-based standards to allow for some flexibility in transparency requirements and to change the transparency height from two feet to three feet to reduce the window area.

The third bucket of changes related to the requirement of pre-application meetings. Pre-application meetings were currently required for site plans, and they were helpful to get advisory comments to applicants about the process. It also reduced the amount of review. The requirement was introduced for rezonings or conditional rezonings to ensure that applicants applied to the most appropriate zoning district and to assess utility capacity.

Planning Staff recommended approval of the proposed amendments.

Mr. Kirby (Commissioner) asked whether the amendments presented were the same as those reviewed in the table. Planning Staff confirmed that there had been no significant changes since the work session, only minor changes to correct any grammatical errors.

PUBLIC HEARING OPENED AT 6:42 PM

PUBLIC HEARING ENDED AT 6:42 PM

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

- 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 ORGANIZATION; 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.

MOTION: Ms. Kehrer **MOVED** to recommend **APPROVAL** to the Township Board of the Township Initiated Zoning Ordinance Text Amendments relating to the various cleanup items in the Zoning Ordinance, including Article IV. – District Regulations, Section 420. - Table of Uses; Article V. – Form Based Districts, Section 502. - Applicability and Organization, Section 504. - Neighborhood Corridors, Section 505. - Regional Corridors, Section 506. - Town Center, and Section 507. - Design Standards; and Article XVIII. – Changes and Amendments, Section 1802. - Application Procedure, and Section 1805. - Conditional Rezoning Procedures (collectively “Text Amendments.”) to improve the health, safety, and welfare of the Township. The **MOTION** was **SECONDED** by Mr. Kirby.

Roll Call Vote: Ms. Tyson (Yes), Ms. Kehrer (Yes), Ms. Lecoq (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 thanked Dennis McLain for his work. Projects ongoing in the Township included Culver's, Zippy's, and Tortillas Tita. On July 28, 2026, a public hearing would be held for a conditional rezoning with an agriculture overlay. There was nothing officially scheduled for August, but the final site plan for Creek Side North was anticipated. A work session in August for the next round of text amendments was anticipated. In December 2025, the special land use site plan for 1241 Cross was tabled. Several rounds of reviews were conducted, and a brief work session may be held.

Ms. Lacoq asked about the ag overlay and why more comments were anticipated at the meeting. Planning Staff reported that everyone within 300 feet of the change was notified.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Kirby **MOVED** to adjourn at 6:49 pm. The **MOTION** was **SECONDED** by Ms. Kehrer and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services

