

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 22, 2026
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Chair
Bill Sinkule, Vice Chair
Darrell Kirby, Secretary
Bianca Tyson
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. Kirby **MOVED** to approve the agenda. The **MOTION** was **SECONDED** by Mr. Sinkule. The motion **PASSED**.

- **APPROVAL OF PLANNING COMMISSION MEETING MINUTES**

- **APPROVAL OF THE SEPTEMBER 8TH, 2026, PLANNING COMMISSION MEETING MINUTES**

MOTION: Mr. Sinkule **MOVED** to approve the September 8, 2026, Planning Commission meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby. The motion **PASSED**.

- **PUBLIC HEARINGS**

**ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 5 – FROM
BASED DISTRICT – PROPOSED MODIFICATIONS TO ZONING
ORDINANCE ARTICLE 5, SEC. 506 – TOWN CENTER REGULATING PLAN**

**FOR THE FOLLOWING PROPERTY: 7151 KALITTA CT (K-11-16-360-008)
FROM SITE TYPES A & B TO SITE TYPE D:**

Planning Staff presented the property location. The parcel is currently over five acres and was requested to be changed from Site Types A and B to Site Type D. The site type designations come from the form-based code regarding building design, layout, and land uses. Until 2022, the parcel was listed as a business zoning district (B3-General Business) and was then converted to Town Center when the Township adopted the new zoning code after the Master Plan. Site types are often defined by property size. Since the Zoning Ordinance was adopted in 2022, the Children's Healing Center was constructed at the rear of the property. The properties underwent a boundary adjustment. The definitions of site types A, B, C, and D were reviewed. Site Type A was one-half acre or smaller; Site Type B was mostly between one-half and one acre; Site Type C was mostly larger than one acre; and Site Type D was generally sites larger than two acres. Use Groups 2, 3, and 4 were permitted under Site Types A and B and were still permitted in Site Type D. Special use groups 5 and 6 required special land use approval from the Planning Commission. Site Type D offered more flexibility, largely because the parcels were larger. Use Groups 5 and 6 included commercial kennels/pet day care, retail over 10,000 square feet, technology centers/office research, senior assisted/independent living, group day care homes, lodging, fitness, gymnastics, exercise centers, theaters and places of assembly, light industrial/warehousing, research and development, and the indoor commercial recreational facilities.

The parcel was large, but irregularly shaped. Access would likely be off Kalitta Court, and the Road Commission was unlikely to grant direct access to Huron Street. The property did have significant street frontage. The parcel could support a retail node. Because of its size and the traffic light's location, it could accommodate the greatest variety of commercial uses.

There were six parts of the process:

- A. The applicant's property cannot be used for the purpose permitted in the form-based district.
- B. Area has been added to or deleted from the subject property, requiring the modification. The parcel has been combined to create a larger parcel, and the larger parcel size was consistent with the Site Type D designation.

- C. The proposed modification and resulting development will not alter the area's essential character. The analysis indicates that a Site Type D use would not alter the area's character.
- D. The proposed modification meets the district's intent. Planning Staff agreed with this criterion.
- E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type. The traffic light improved access to the site.
- F. The modification to the Regulating Plan conforms to the Master Plan and Placemaking Plan. It was noted that any future use would also have to conform.

Planning Staff recommended approval without any conditions.

Charlie Koenn, representing the applicant, reported that they originally worked with Children's Healing Center and had configured the three parcels. They had not recognized the mixed site types within the parcel since it was done immediately after adopting the new Zoning Ordinance. No contracts were in place, but people had shown interest.

Mr. Sinkule (Commissioner) asked whether anyone had an idea of what would be placed on the parcel. Mr. Koenn reported that they did not, and it would be whoever wished to buy the property. They had people who had asked for certain uses that they knew would not work and had notified those interested parties.

PUBLIC HEARING OPENED AT 6:41 PM

PUBLIC HEARING ENDED AT 6:41 PM

Ms. El-Assadi (Commissioner) asked whether a single-family home could be added to the current Site Type. Planning Staff reported that Site Type A allowed a single-family home, and Site Type B allowed a duplex.

It was asked how large the parcel was initially. George Kelsey, the applicant's attorney, reported that the whole parcel was 10 acres. The property was donated to Children's Healing Center, and the request to have the road run through the center resulted in an odd-shaped parcel.

MOTION: Ms. Kehrer **MOVED** to approve the proposed modifications to the Town Center Regulating Plan as follows: Site Type D for the lot at 7151 Kalitta Ct (K-11-16-360-008), as the Site Type designations meet the relevant standards of Section 502,

Applicability and Organization, Paragraph 5 of Article 5, Form-Based Districts. The **MOTION** was **SECONDED** by Mr. Sinkule.

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

ZONING ORDINANCE TEXT AMENDMENTS – APPENDIX A, ARTICLE 2 – CONSTRUCTION OF LANGUAGE, ARTICLE 8 – GENERAL PROVISIONS, ARTICLE 11 – SPECIFIC USE PROVISIONS, AND ARTICLE 12 – ACCESS, PARKING, AND LOADING REQUIREMENTS

- 1. PROPOSED AMENDMENTS TO SECTION 201 – DEFINITIONS**
- 2. PROPOSED AMENDMENTS TO SECTION 802 – ACCESSORY BUILDING AND STRUCTURES, AND ACCESSORY USES**
- 3. PROPOSED AMENDMENTS TO SECTION 806 – TEMPORARY STRUCTURES**
- 4. PROPOSED AMENDMENTS TO SECTION 1129 – MOBILE FOOD VENDING SERVICES (I.E. FOOD TRUCK)**
- 5. PROPOSED AMENDMENTS TO SECTION 1208 – PARKING COMMERCIAL VEHICLES IN RESIDENTIAL AREAS**

Planning Staff reported that a work session was held on August 22, 2026. The zoning ordinance text amendments would have two readings at the Township Board level, which was the minimum for adoption. The zoning map was presented. The text amendments fell into four buckets: accessory buildings and structures, form-based code, changes and amendments, and commercial vehicles in residential areas.

Information was provided on Attached Structures (Bucket #1). Clarity was needed on rules applied to "attached" accessory buildings, structures, or uses. A breezeway between the house and garage created an "attached" accessory building. Shipping containers and other similar items could not be used for sheds or accessory buildings. Membrane storage structures were prohibited. Variances were required for anyone wanting to build a pole barn. The ordinance added definitions for accessory buildings and structures. Accessory buildings should be subordinate to the principal building and not higher than the principal building, unless an approved farm use applies. The exterior façade materials and architectural design of all accessory buildings and structures shall match the character of the use to which they are accessory. Cargo containers, shipping containers, truck boxes, semi-tractor trailer boxes, similar containers, and membrane

storage structures are prohibited in all zoning districts. The minimum width of pole barns was reduced to 50 feet. It was clarified that a pole barn was different from a garage.

Information was provided on Temporary Structures (Bucket #2). Temporary structures included portable on-demand storage structures, dumpster roll-off containers, and food trucks. The maximum time was 90 days, with provisions to allow them in emergencies. If the town adopted a state of emergency, it would allow more widespread temporary flexibility. Dumpster roll-off containers were allowed for a maximum of five days in residential areas and 10 days in commercial areas. There were additional setback requirements.

Under the 2022 ordinance, there were no food truck regulations aside from requiring a permit. The current zoning ordinance amendments aimed to add regulations for food trucks. Food trucks would need to operate with an annual zoning permit or under a special use event. One food truck per 50 spaces of a parking lot, up to a maximum of three, was allowed in the Business and Form-Based Districts. Special use permits were still allowed. If the food truck was adjacent to residential, it had to be in a required side or rear setback. Food trucks could be in front yards but had to be at least 10 feet away from any right-of-way. Any food truck within 200 feet of a brick-and-mortar restaurant must provide annual written approval from the restaurant to operate there. The ordinance required trash and litter controls and prohibited seats and benches. Signage was limited. Music, sound, and lighting were limited on site. Hours were restricted to 12 consecutive hours per day between 7:00 a.m. and 10:00 p.m. to avoid public safety issues or noise nuisance. The zoning map was included to show the commercial and form-based districts.

Information was provided on Commercial Vehicles in Residential Districts (Bucket #4). As part of the analysis, it was found that changes would be made to the municipal code rather than the zoning code. The changes were needed to help restrict commercial vehicles from being parked in residential areas.

Planning Staff recommended approval of the zoning text amendments.

Mr. Kirby (Commissioner) asked if the amendments covered container homes. Planning Staff reported that it was related to accessory structures, not the principal structures. Staff analyzed the surrounding environment, and many areas would not accommodate

shipping container homes. Planning Staff aimed to be as fair and consistent as possible in applying the rules, but the current amendment applied only to accessory structures.

Mr. Sinkule (Commissioner) asked where the standards were received regarding breezeways being attached. Planning Staff read the definition of breezeway: An enclosed or unenclosed roofed outdoor passage, as between a house and a garage. He stated that the definition came from Carsile and Wortman.

Mr. Sinkule (Commissioner) asked if no shipping containers in the Township could be used for storage. Planning Staff confirmed that none could be used for storage.

Ms. El-Assadi (Commissioner) asked if a carport was in addition to a breezeway. Planning Staff stated that if the carport was connected, everything would be considered an attached structure. A carport was still an accessory structure.

Mr. Sinkule (Commissioner) asked if all four buckets were in the ordinance. Planning Staff confirmed that they were.

PUBLIC HEARING OPENED AT 7:07 PM

PUBLIC HEARING ENDED AT 7:07 PM

MOTION: Mr. Kirby **MOVED** to approve the text amendments amending Appendix A, relating to the various cleanup items in the Zoning Ordinance, Article II, Construction of Language and Definitions, Section 201, Definitions; Article 8, General Provisions, Section 802; Accessory Buildings and Accessory Uses, Section 806, Temporary Structures; Article 11, Specific Use Provision, Section 1129, Food Trucks; and Section 1208, Parking of Commercial Vehicles in Residential Areas. The **MOTION** was **SECONDED** by Ms. Kehrer.

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

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

None to Report.

- **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 Merritt Road rezoning went to the Township Board for the first reading. The Township Board passed a motion to deny the rezoning, so it would not move forward to a second reading.

The Commissioners were reminded of the upcoming Special Planning Commission meeting with Carlisle and Wortman regarding Master Plan Updates. Planning Staff confirmed that food would be provided.

Planning Staff provided a brief overview of the upcoming items for the October 13, 2026, meeting. Mr. Yandrick noted that he would not attend.

The Township is converting from .net to the online Cloud starting on September 23, 2026.

A Commissioner asked for an update on Gault Village. Planning Staff reported an upcoming internal meeting. The County set a 2027 deadline related to the property owner's responsibility.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 7:14 pm. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services