



## **REGULAR MEETING AGENDA**

**Tuesday, May 12, 2026  
6:30 P.M.**

**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](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE MARCH 24, 2026, REGULAR MEETING MINUTES
5. PUBLIC HEARINGS
  - A. **SPECIAL LAND USE– SPIRIT SANGA (NONPUBLIC) SCHOOL – 5550 MORGAN ROAD** - TO CONSIDER THE SPECIAL LAND USE APPLICATION TO PERMIT A (NONPUBLIC) PRIMARY AND SECONDARY SCHOOL ON A SITE ZONED R-1, ONE-FAMILY RESIDENTIAL.
  - B. **SPECIAL LAND USE– PLAYVERSE RENO FAMILY FUN CENTER- 2287 ELLSWORTH ROAD**- TO CONSIDER THE SPECIAL LAND USE APPLICATION TO PERMIT AN INDOOR RECREATIONAL FACILITY ON A SITE ZONED GB, GENERAL BUSINESS.
6. OLD BUSINESS
7. NEW BUSINESS
  - A. **PRELIMINARY SITE PLAN – SPIRIT SANGA NONPUBLIC SCHOOL – 5550 MORGAN ROAD** - TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION TO PERMIT A (NONPUBLIC) PRIMARY AND SECONDARY SCHOOL ON A SITE ZONED R-1, ONE-FAMILY RESIDENTIAL.
  - B. **PRELIMINARY SITE PLAN – PlayVerse Reno Family Fun Center – 2287 ELLSWORTH ROAD** - TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION ENTERTAINMENT TO PERMIT AN INDOOR RECREATION FACILITY ON A SITE ZONED GB, GENERAL BUSINESS
  - C. **ELECTION OF OFFICERS FOR THE 2026 PLANNING COMMISSION CALANDER YEAR**
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. 2025 PLANNING COMMISSION YEAR END REPORT
  - B. CORRESPONDENCE RECEIVED
  - C. PLANNING COMMISSION MEMBERS
  - D. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT

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**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
Karen Lovejoy Roe  
John Newman II  
Gloria Peterson  
LaResha Thornton

11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**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 7<sup>th</sup> and April 21<sup>st</sup>. 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 4<sup>th</sup>. 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



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 28, 2026

**Preliminary Site Plan and Special Use Review  
For  
Ypsilanti Township, Michigan**

<b>Applicant:</b>	Eugene Baibourine – Representing Spirit Sanga (Non-Profit)
<b>Project Name:</b>	Nonpublic School in Lower Level of Baha’i Center
<b>Plan Date:</b>	January 14, 2026
<b>Location:</b>	5550 Morgan Rd. (Between Browning St. and N. Harris Rd.)
<b>Zoning:</b>	R-4, One-Family Residential
<b>Action Requested:</b>	Preliminary Site Plan and Special Use Approval

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to open a “Nonpublic School” for primary and secondary students in the lower level of an existing building currently occupied by the Spiritual Assembly of Baha’is of Ypsilanti Township. The proposal will use the lower level of the building “as is” but are adding a sidewalk so that children can exit the building and safely walk to the parking lot on the south side of the building without having to use the entry drive. This new walk also eliminates the need to go through the building to access the parking lot. A “Nonpublic School” is defined by the State of Michigan in Act 302 of 1921, *Private, Denominational, and Parochial Schools*, as follows:

*“A private, denominational or parochial school within the meaning of this act shall be any school other than a public school giving instruction to children below the age of 16 years, in the first 8 grades as provided for the public schools of the state...” (Source: [Nonpublic Schools](#))*

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Such schools must receive approval from the state Department of Education, and comply with state regulations, including teacher certification (or equivalent), curriculum, and safety, health, and fire inspection standards, among others. (Source: [Nonpublic and Home School Information 2025-2026](#)). The Township Fire Marshall will review the exterior of the building, and the State Fire Marshall will review the interior of the building and will conduct an annual inspection of the school.

The subject site is zoned R-1, One-Family Residential. In this district, Primary and Secondary Schools are Special Land Uses. An aerial photo of the subject site and photo of the existing building from the entry drive are shown below.

**Figure 1: Subject Site**



*Source: MapWashtenaw (Captured March 2024)*

**Figure 2: Existing Building – Seen from Entry Drive**



Source: Ypsilanti Township BS&A

**Size of Subject Site:**

10.03 acres (436,906 s.f.)

**Current Use of Subject Site:**

House of worship

**Table 1: Adjacent Zoning and Existing Land Uses**

Direction	Zoning	Use
North	R-1, One Family Residential	Single-Family Residential
South	R-1, One Family Residential	Single-Family Residential
East	R-1, One Family Residential	Vacant
West	R-1, One Family Residential	Single-Family Residential & Vacant

**MASTER PLAN**

The site is designated as Open Space, Neighborhood Preservation, & Cluster Development on the Future Land Use Map in the Master Plan. These areas are in the southern part of the township (south of I-94). These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.

Land uses envisioned in this Master Plan future land use category include public and institutional facilities such as schools, places of worship, police stations, and community centers that support the surrounding residential properties. An important design consideration for this category calls for respecting existing open space and natural areas.

We find that the proposed Nonpublic Primary and Secondary School at this site is consistent with the Master Plan vision because the school use could support surrounding residential uses. Also, by using space in an existing building, this helps to preserve open spaces and natural areas.

Please see the remainder of this review for additional comments regarding the Master Plan’s vision for property maintenance and parking design.

## NATURAL FEATURES

### Topography:

A survey of the site in the vicinity of the proposed sidewalk has been provided. It shows the topography sloping from the parking lot on the south side of the building down to the existing concrete walk.

As mentioned above, the only site change is adding a sidewalk between the lower level of the building and the parking lot. This will require grading, tree removal, a new bolder retaining wall, and handrails along the sidewalk

### Trees and Woodlands:

Installing the sidewalk will require removing three (3) trees on site, including a 4-inch, 6-inch and 8-inch tree. Because removing these trees is necessary for the location of the sidewalk, Sec. 24-67 of the Woodlands Protection Ordinance does not require replacement.

The survey shows a large tree (with Benchmark) just north of the construction area. To protect this tree during construction, the plans should be amended to include the following on any Demolition Plan and on the Paving and Grading Plan (Sheet C2):

- Tree Protection Fence detail.
- A Tree Protection Fence “symbol” should be shown at the dripline around this large tree.
- The Tree Protection Fence symbol should be added to the legend on each sheet.
- A note that states: “No parking of equipment or vehicles, or storage of materials shall be allowed within the tree protection fencing. Tree protection fencing shall be installed at the same time as the Soil Erosion Control measures, and shall not be moved or removed until the project is complete.”

**Items to be Addressed:** 1) Add Tree Protection Fence Detail to plans. 2) Show Tree Protection Fence symbol at dripline around large tree to remain (just north of project area). 3) Add Tree Protection Fence symbol to legend on plan sheets. 4) Add note to plans that state: “No parking of equipment or vehicles, or storage of materials shall be allowed within the tree protection fencing. Tree protection fencing shall

be installed at the same time as the Soil Erosion Control measures, and shall not be moved or removed until the project is complete.”

**AREA, WIDTH, HEIGHT, SETBACKS**

No changes are proposed to the existing building.

*Items to be Addressed: None.*

**PARKING, LOADING**

Parking requirements are described in the table below. During the Pre-application Meeting, the applicant stated that hours of operation for the school and Baha’i Center do not overlap; however, this needs to be confirmed in writing.

To calculate the parking demand, the applicant should provide a written narrative with the following information:

- 1) Maximum number of students expected when the school first opens and at full enrollment in the future.
- 2) Maximum number of teachers and staff when the school first opens and at full enrollment.
- 3) Hours/days of operation for each grade (if different). Hours/timing of play structure use.
- 4) Will the school also accommodate child care or after-school care? If so, the facility will need to be licensed under the applicable laws and reviewed under the relevant sections of the Zoning Ordinance.
- 5) Hours/days of operation for the Baha’i Center.
- 6) Maximum number of Baha’i Center staff on site, and hours/days when they are on site.
- 7) Number of seats in the worship room of the Baha’i Center.

**Table 3. Number of Parking Spaces**

Land Use	Number of Spaces Required	Number of Spaces Provided	Complies with Ordinance
Places of Worship	1 space per each three seats or six (6) feet of pews in the main unit of worship ??	66 spaces	??
Elementary and Junior High Schools	1 space for each teacher, employee, or administrator in addition to the requirements for auditorium or stadium. ??		??
Barrier-Free Spaces	??	3 spaces	??

We determined an approximate number of existing parking spaces, based on review of an aerial photograph of the site. However, the applicant should confirm this number, and include a table on the site plan that provides an accurate number of existing parking spaces and calculations for the number of required parking spaces. The site plan submission should also include floor plans.

**Items to be Addressed:** 1) To confirm parking, applicant to provide written narrative describing proposed school capacity and Baha'i Center capacity, with information listed on Page 5 of this review. 2) Confirm number of existing parking spaces on site. 3) Add table to site plan listing number of existing parking spaces, and calculations for the number of required parking spaces. 4) Provide building floor plans.

#### **SITE ACCESS, CIRCULATION, TRAFFIC**

Site access is provided from one existing driveway off Morgan Road, which leads up to the parking lot and a drop-off/pick-up circle (as seen from aerial photographs). The Road Commission is not requiring any changes to the driveway to accommodate the school. It appears that vehicular circulation for the Baha'i Center is adequate.

The applicant should describe if children will be dropped off/picked up using the facility in the parking lot, or if some other system will be used.

**Items to be Addressed:** 1) Applicant to describe how/where children will be dropped off and picked up.

#### **LANDSCAPING & SCREENING**

A Landscape Plan has not been provided, as no new landscaping is proposed.

The existing parking lot landscaping meets ordinance requirements. In addition, the site has a substantial number of trees on the east and west property lines near the building, and is heavily wooded toward the rear of the property and in the vicinity of the existing play structure on site. We consider the existing vegetation to adequately screen the neighbor to the west from use of the play structure, as shown in the aerial photograph on the next page:

**Figure 3: Existing Screening Between Land Uses (Play Structure & House)**



Source: Nearmap (Image Capture 9-27-25)

### **Trash and Recycling Containers**

The applicant should describe how they will deal with trash from the school.

*Items to be Addressed: 1) Applicant to describe how they will deal with trash from the school.*

## **LIGHTING**

No lighting information was provided, as no new lighting is proposed.

Lighting on the west side of the building that will illuminate the new sidewalk should be described and shown on the plans.

*Items to be Addressed: 1) Plans to show location and description of lighting on west side of building to illuminate the new sidewalk.*

## SPECIAL USE

In the R-1, One-Family Residential District, Primary and Secondary Schools require a Special Use Permit. Standards for Special Use review are set forth in Sec. 1003. The Planning Commission, and the Board of Trustees, when required, shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The Planning Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance.
2. Will be compatible with a natural environment and existing and future land uses in the vicinity.
3. Will be compatible with the Township master plans.
4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.
6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

Full analysis of this proposal in light of the criteria above will require additional information about the school, as listed in this review. However, we have determined that the use is compatible with the Township Master Plan. Also, because the school is using an existing building, and not proposing any significant site changes, it will be compatible with the natural environment. This building is also already served by essential public facilities and services, and we don't expect the use to create additional requirements at public cost.

The other criteria regarding compatibility with existing and future land uses in the vicinity, and whether the use will be disturbing to existing or future neighbors will be better determined once the additional information has been submitted.

## RECOMMENDATIONS

We recommend giving the applicant more time to provide the information requested in this review. A summary of these comments is provided below:

### Site Plan Amendments and Additional Information:

#### Natural Features

- 1) Add Tree Protection Fence Detail to plans.
- 2) Show Tree Protection Fence symbol at dripline around large tree to remain (just north of project area).
- 3) Add Tree Protection Fence symbol to legend on plan sheets.
- 4) Add note to plans that state: *"No parking of equipment or vehicles, or storage of materials shall be allowed within the tree protection fencing. Tree protection fencing shall be installed at the same time as the Soil Erosion Control measures, and shall not be moved or removed until the project is complete."*

**Parking and Loading**

- 1) To confirm parking, applicant to provide written narrative describing proposed school capacity and Baha'i Center capacity, with information listed on Page 5 of this review.
- 2) Confirm number of existing parking spaces on site.
- 3) Add table to site plan listing number of existing parking spaces, and calculations for the number of required parking spaces.
- 4) Provide building floor plans.

**Site Access, Circulation and Traffic**


- 1) Applicant to describe how/where children will be dropped off and picked up.

**Landscaping & Screening**

- 1) Applicant to describe how they will deal with trash from the school.

**Lighting**

- 1) Plans to show location and description of lighting on west side of building to illuminate the new sidewalk.

  
\_\_\_\_\_  
CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

**Charter Township of Ypsilanti**  
**Office of Community Standards**  
 7200 S. Huron Drive, Ypsilanti, MI 48197  
 Phone: (734) 544-4000 ext. #1  
 Website: <https://ypsitownship.org>

**SPECIAL CONDITIONAL USE/  
 USES SUBJECT TO SPECIAL  
 CONDITIONS APPLICATION**

**I. PROJECT LOCATION**

Address: 5550 Morgan Rd, Ypsilanti, MI 48197 Parcel ID #: K-11-19-100-020 Zoning R1 Single FAM  
 Lot Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Describe proposed use: Primary and Secondary School

**II. APPLICANT/PROPERTY OWNER**

Applicant: Spirit Sanga, a North Carolina non profit corp. authorized to do business in MI Phone: [REDACTED]  
 Address: 7915 Munger Rd City: Ypsilanti State: MI Zip: 48197  
 Property Owner (if different than applicant): Spiritual Assembly of the Baha's of Ypsilanti Township, a Michigan nonprofit corporation Phone: [REDACTED]  
 Address: 5060 Ellis Rd City: Ypsilanti State: MI Zip: 48197

**III. FEES**

Total: \$ _____	Breakdown of fee:	Non-refundable:	\$1,000
		Refundable:	\$1,000

**IV. APPLICANT SIGNATURE**

The following are attached to this application:

- Name(s) and address(es) of all record owner(s) and proof of ownership.
  - If applicant is not the fee-simple owner, the owner's signed authorization for application must be attached to this application.
- Scaled and accurate survey drawing, correlated with a legal description and showing all existing buildings, drives and other improvements.
- Section of Zoning Ordinance involved in this request 2122.(1): 420
- [Daycare only]
- Copy of State license.
- Copy of inspection reports.
- Drawing or pictures of the house layout, showing the rooms that you will utilize for the daycare.

[Signature] Applicant Signature      Evgenii Baibourine Print Name      02/13/20 Date

Approved  
 Denied

\_\_\_\_\_  
 Zoning Administrator Signature      Print Name      Date

*Please note: Application cannot be appealed to the Board of Appeals. If denied by the Planning Commission, re-application can be made to the Planning Commission after 365 days, after the date of this application, except on the grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.*



## AUTHORIZATION OF PROPERTY OWNER

This Authorization is signed to confirm the following:

1. Spiritual Assembly of the Bahai's of Ypsilanti Township is a Michigan non-profit corporation (the "Assembly").
2. The Assembly is the owner of the property located at 5550 Morgan Road, Ypsilanti, MI 48197 (Parcel ID 19-100-020).
3. The Assembly has entered into a Lease with Spirit Sanga, a North Carolina nonprofit corporation that is authorized to do business in Michigan.
4. The Lease, dated April 3, 2025, is to allow Spirit Sanga to operate a school at the property.
5. The Assembly authorizes the filing of a Special Conditional Use/Uses Subject to Conditions Application with Ypsilanti Township by the tenant, Spirit Sanga.

SPIRITUAL ASSEMBLY OF THE BAHAI'S OF YPSILANTI TOWNSHIP

  
By: Parvin Keller/Treasurer

Dated: May 23, 2025

**SITE PLAN REVIEW  
 APPLICATION**

**I. APPLICATION/DEVELOPMENT TYPE**

**Development:**

- Subdivision
- Multi-family/Condominium
- Site Condominium
- Planned Development
- Non-residential

**Application:**

- Administrative Site Plan Review
- Sketch Site Plan Review
- Full Site Plan Review
- Revisions to approved plan
- Tentative Preliminary Plat
- Final Preliminary Plat
- Final Plat Process
- Stage I (for Planned Development)
- Stage II (for Planned Development)

**II. PROJECT LOCATION**

Address: 5550 Morgan Road City: Ypsilanti State: MI Zip: 48197  
 Parcel ID #: K-11- 19-100-020 Zoning R-1 One Family Residential  
 Lot Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Property dimensions: +/- 533' x +/- 818' Acreage: 10.03  
 Name of project/Proposed development: Baha'i Center of Washtenaw County - Sidewalk Addition

**Legal description of Property:**

PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 3 NORTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS EAST, 533.84 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF MORGAN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, 817.96 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 534.77 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, 816.73 FEET TO THE POINT OF BEGINNING.

ADDRESS: 5550 MORGAN ROAD, YPSILANTI, MI  
 TAX PARCEL No.: K-11-19-100-020

**Describe Proposed Project (including buildings/ structures/ # units):**

A sidewalk addition to an existing Baha'i Center of Washtenaw County building.

**III. APPLICANT INFORMATION**

**Applicant:** Eugene Baibourine Phone: [REDACTED]  
 Address: 1915 Munger Road City: Ypsilanti State: MI Zip: 48197  
 Fax: \_\_\_\_\_ Email: [REDACTED]  
**Property owner (if different than applicant):** \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
**Engineer:** Patrick Williams, PE Phone: (248) 332-7931  
 Address: 46777 Woodward Avenue City: Pontiac State: MI Zip: 48342  
 Fax: (248) 332-8257 Email: Email: pwilliams@nfe-engr.com



**Owner / Developer**

Spiritual Assembly of Baha'is of Ypsilanti Township  
5550 Morgan Rd.  
Ypsilanti, MI 48197

**CONTACT:**

Eugene Baibourine  
Tel. [REDACTED]  
Email: [REDACTED]

**Civil Engineer**

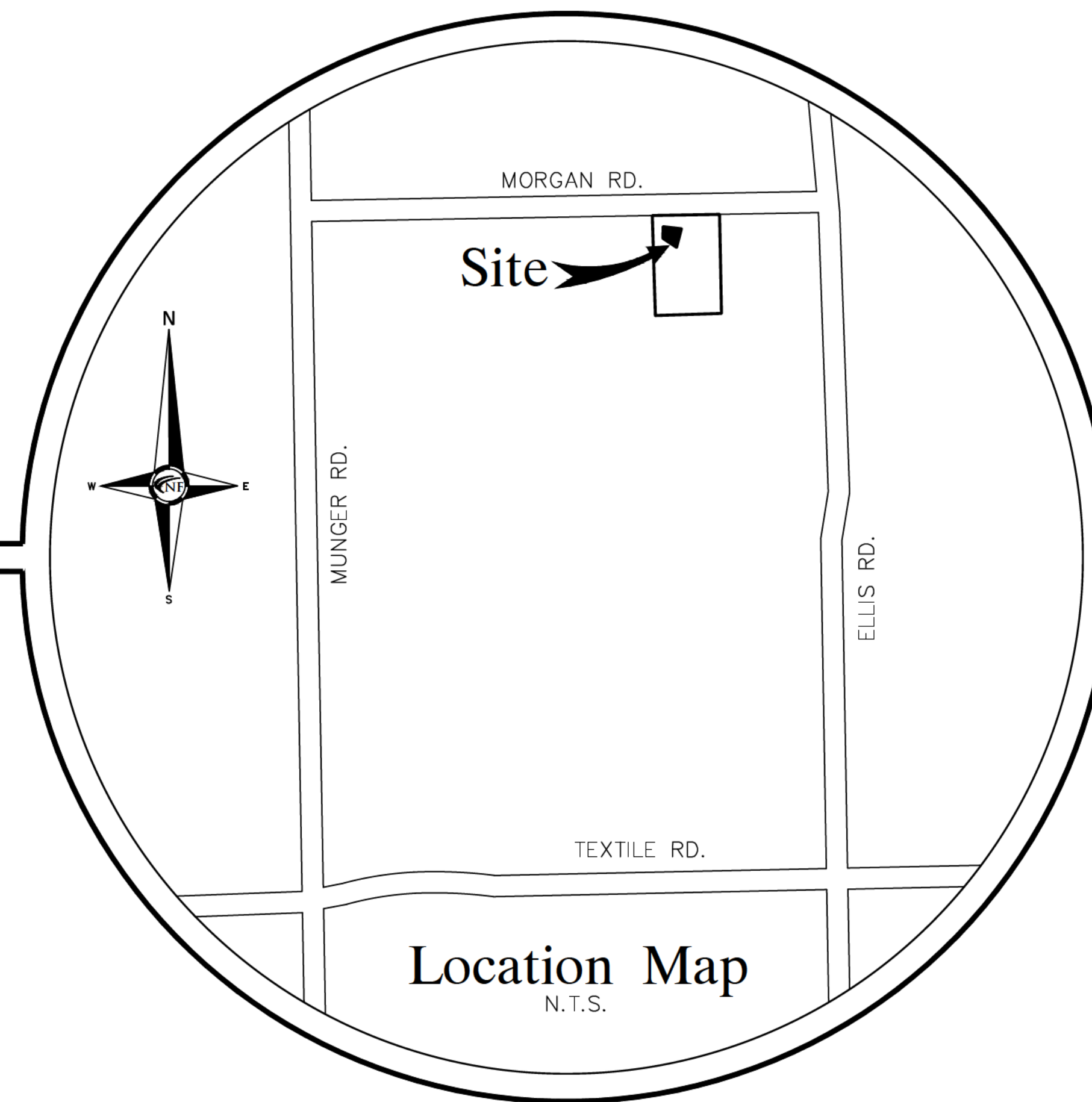
NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032

**CONTACT:**

Patrick Williams, PE  
Tel. (248) 332-7931  
Fax. (248) 332-8257  
Email: pwilliams@nfe-engr.com

# Ypsilanti Township, Washtenaw County, Michigan CONSTRUCTION/SITE PLAN DOCUMENTS

## Prepared For Spiritual Assembly of Baha'is of Ypsilanti Township



**LEGAL DESCRIPTION (PER TAX RECORDS):**

PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWN 3 NORTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS EAST, 533.64 FEET ALONG THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF MORGAN ROAD; THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, 817.96 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 534.77 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 15 SECONDS EAST, 816.73 FEET TO THE POINT OF BEGINNING.

ADDRESS: 5550 MORGAN ROAD, YPSILANTI, MI  
TAX PARCEL No.: K-11-19-100-020

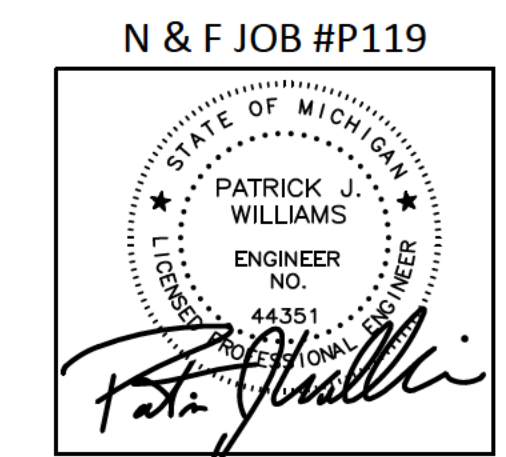
**SHEET INDEX**

- C0 Cover Sheet
- C1 Limited Topographic Survey
- C2 Paving & Grading Plan
- C3 Surrounding Use Plan

REVISIONS:  
01-14-26 SUBMIT FOR REVIEW

Project Name

# Baha'i Center of Washtenaw County Sidewalk Addition

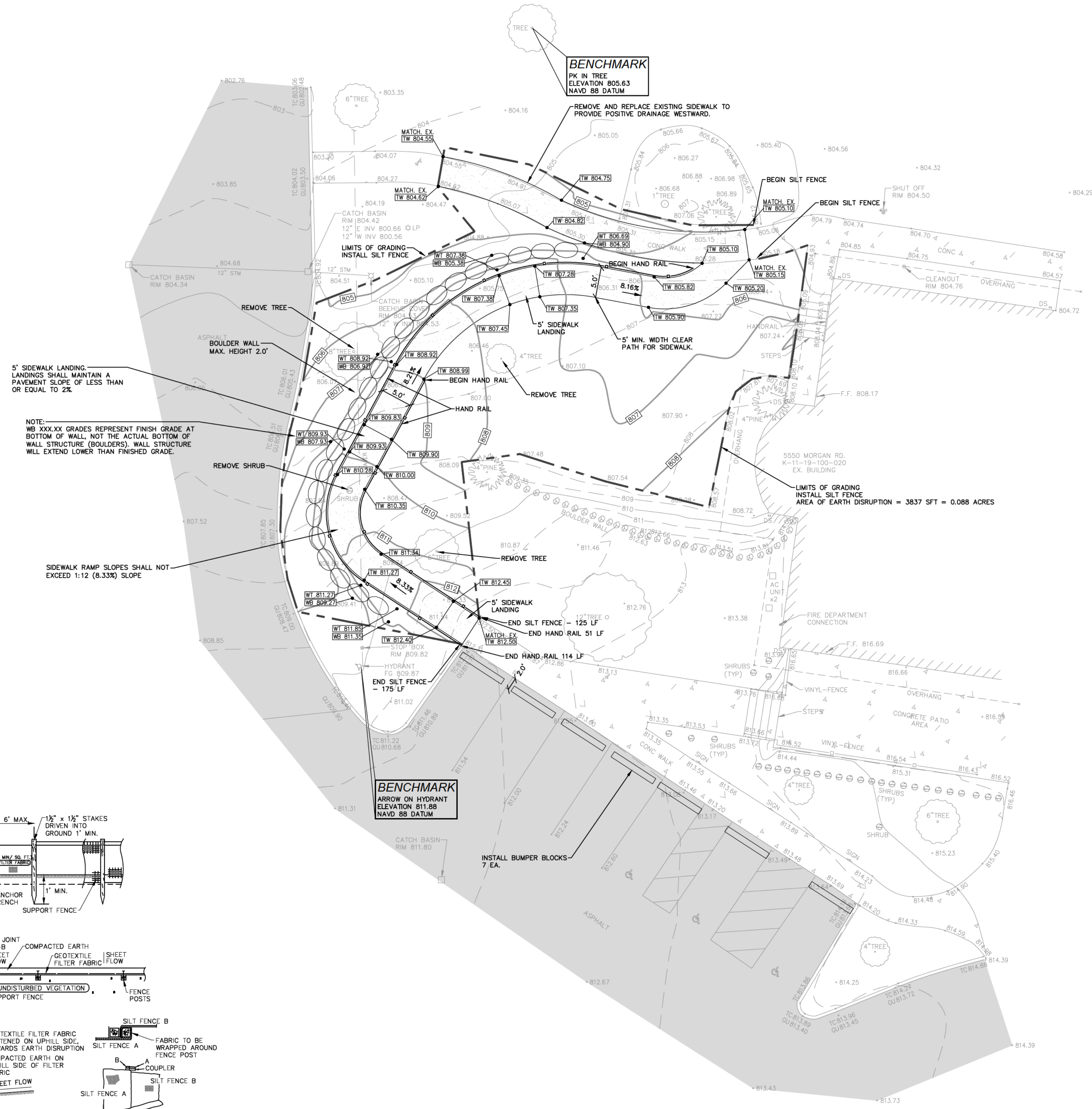
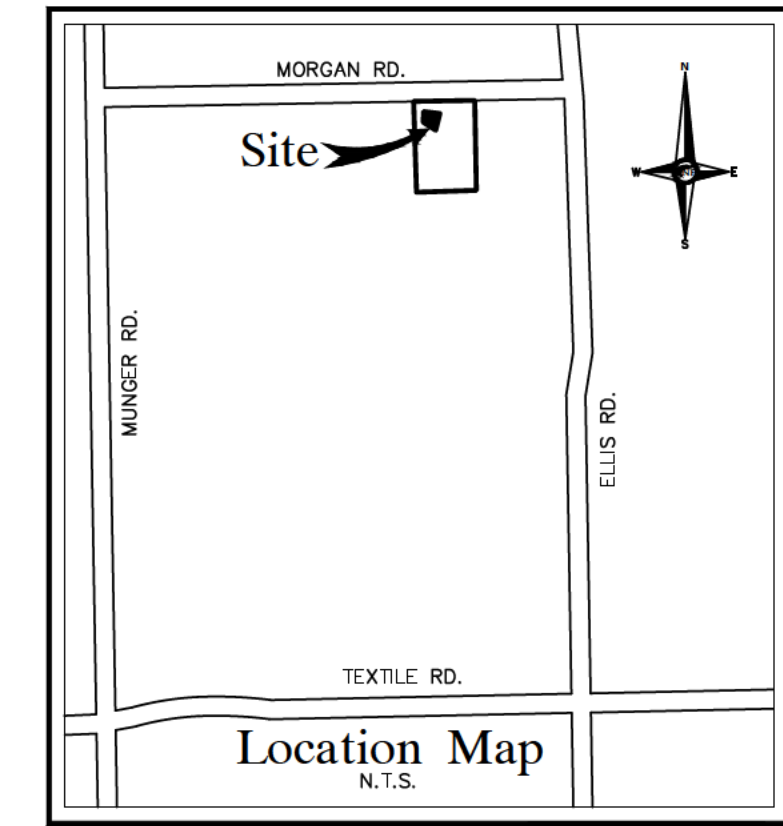
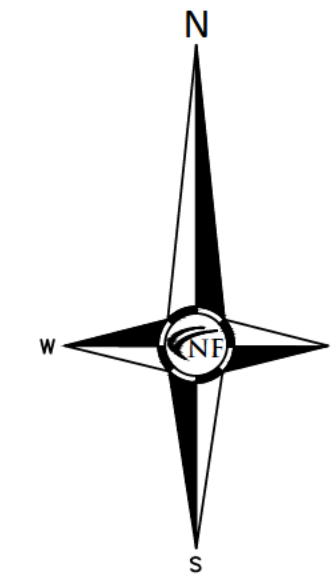


**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

N & F JOB #P119

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (844) 416-3364  
FAX. (248) 332-8257  
WWW.NFE-ENGR.COM





**GENERAL PAVING NOTES**

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

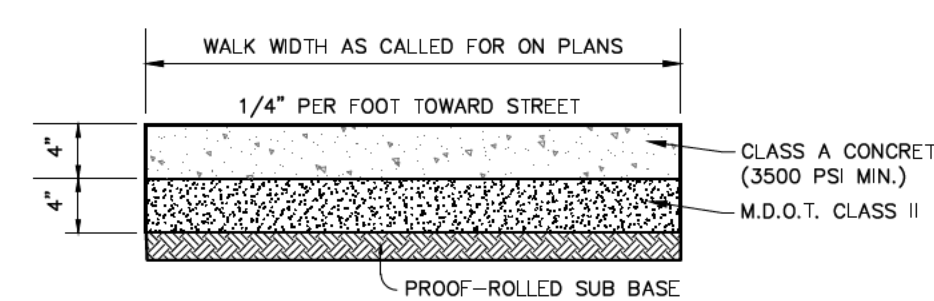
SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

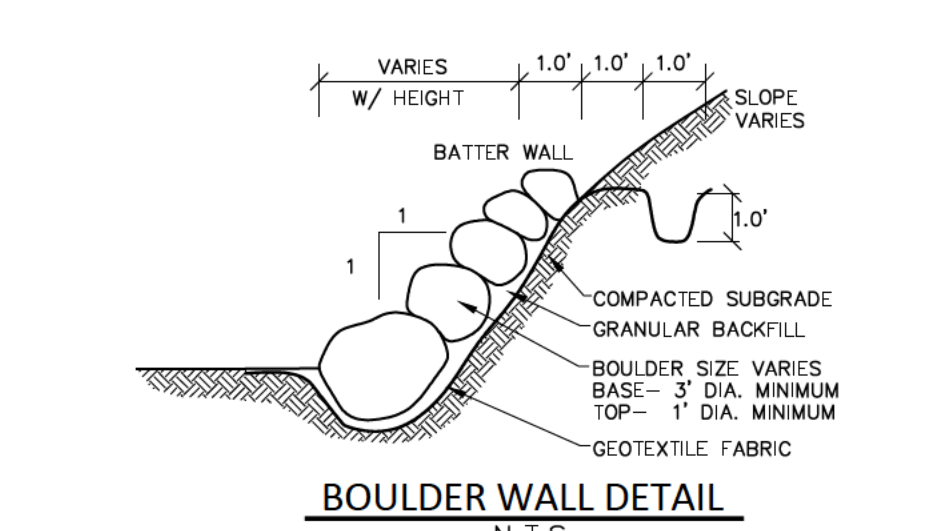
5' SIDEWALK LANDING LANDINGS SHALL MAINTAIN A PAVEMENT SLOPE OF LESS THAN OR EQUAL TO 2%.

NOTE: WB XXX.XX GRADES REPRESENT FINISH GRADE AT BOTTOM OF WALL, NOT THE ACTUAL BOTTOM OF WALL STRUCTURE (BOULDERS). WALL STRUCTURE WILL EXTEND LOWER THAN FINISHED GRADE.

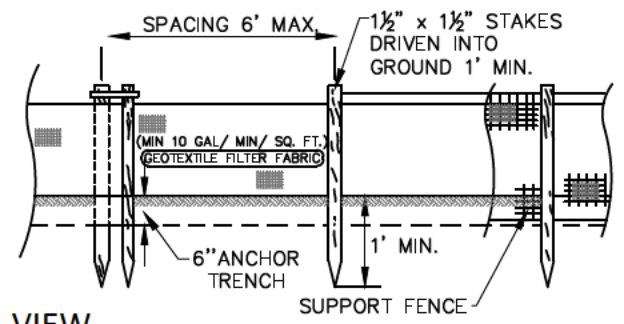
SIDEWALK RAMP SLOPES SHALL NOT EXCEED 1:12 (8.33%) SLOPE



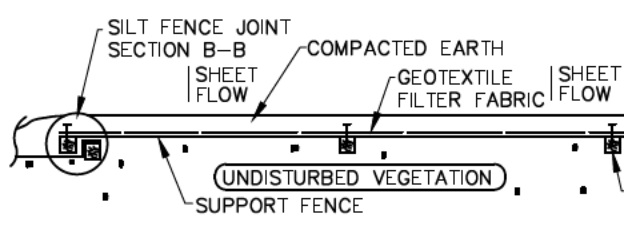
CONCRETE SIDEWALK SECTION  
N.T.S.



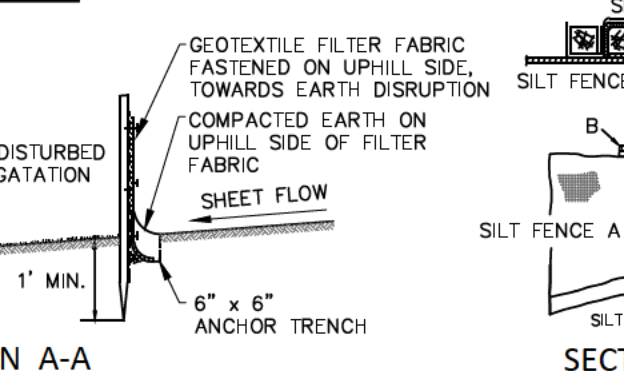
BOULDER WALL DETAIL  
N.T.S.



FRONT VIEW



PLAN VIEW



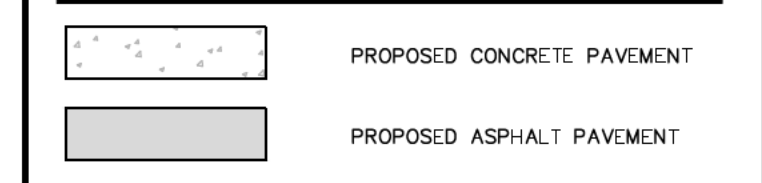
SECTION A-A SECTION B-B

SILT FENCE DETAIL  
N.T.S.

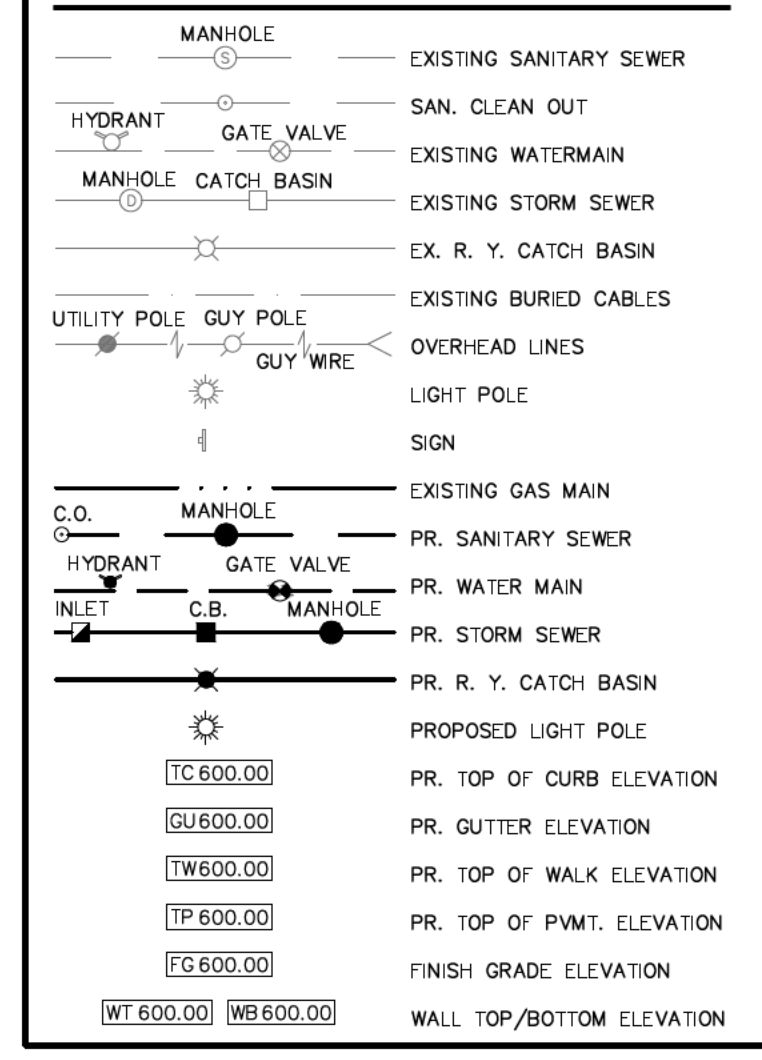
**ESTIMATED QUANTITIES**

DESCRIPTION	QUANTITY	UNITS
4\"/>		

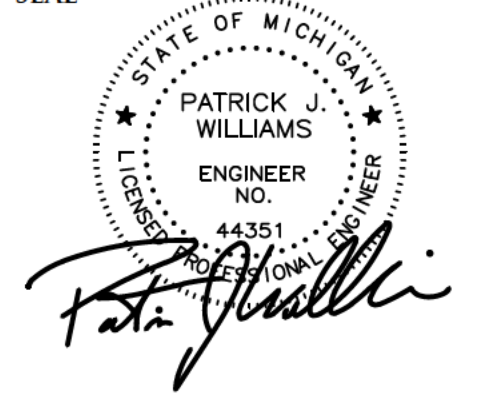
**PAVING LEGEND**



**LEGEND**



SEAL



PROJECT  
5550 Morgan Rd.  
Ypsilanti, MI 48197  
Sidewalk Addition

CLIENT  
Baha'i Center of Washtenaw County  
5550 Morgan Rd.  
Ypsilanti, MI 48197

Contact: Eugene Baibourine  
Phone: [REDACTED]  
Email: [REDACTED]

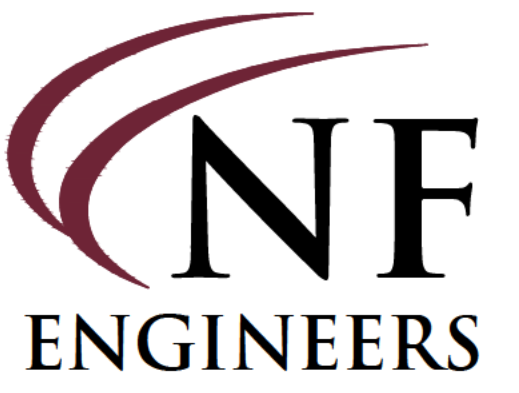
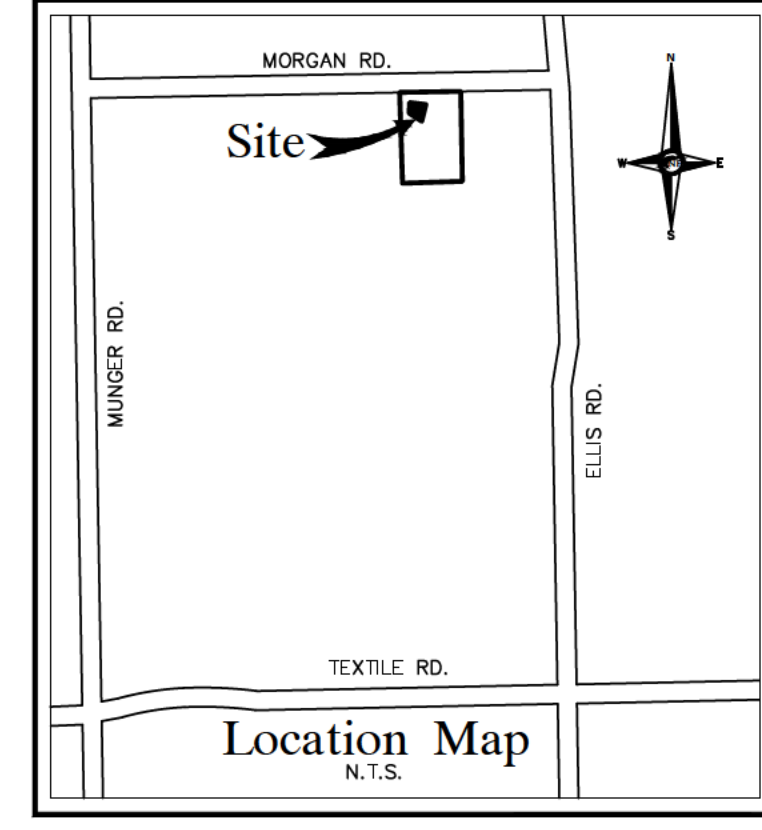
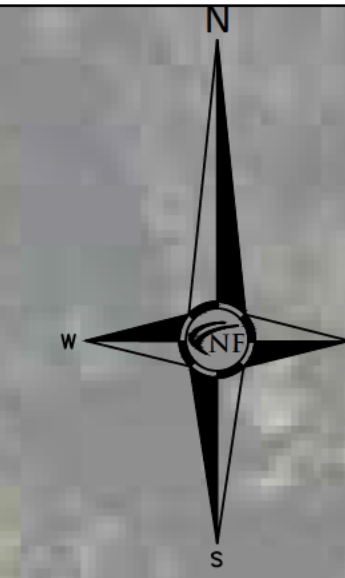
PROJECT LOCATION  
Part of the NE 1/4 of Section 19  
T.3 S., R.7 E.,  
Ypsilanti Township,  
Washtenaw County,  
Michigan

SHEET  
Paving & Grading Plan



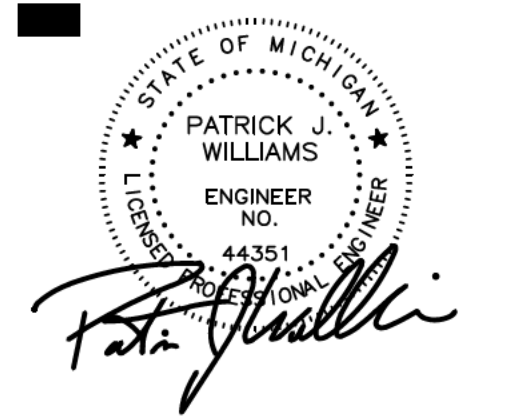
DATE ISSUED/REVISED  
1-14-26 SUBMIT FOR REVIEW

DRAWN BY:  
M. Kurmas  
DESIGNED BY:  
M. Kurmas  
APPROVED BY:  
P. Williams  
DATE:  
1-06-2026  
SCALE: 1" = 10'  
NFE JOB NO. SHEET NO.  
P119 C2



CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (844) 416-3364  
FAX. (248) 332-8257  
WWW.NFE-ENGR.COM



Baha'i Center of Washtenaw  
County  
5550 Morgan Rd.  
Ypsilanti, MI 48197

Contact: Eugene Baibourine  
Phone: [REDACTED]  
Email: [eugene.baibourine@gmail.com](mailto:eugene.baibourine@gmail.com)

LOCATION  
Part of the NE 1/4  
of Section 19  
T.3 S., R.7 E.,  
Ypsilanti Township,  
Washtenaw County,  
Michigan

SHEET  
Surrounding Use Plan



DATE	ISSUED/REVISED
1-14-26	SUBMIT FOR REVIEW

DRAWN BY:  
M. Kurmas  
DESIGNED BY:  
M. Kurmas  
APPROVED BY:  
P. Williams  
DATE:  
[REDACTED]  
SCALE: N.T.S.



March 25, 2026

Mr. Mark Yandrick  
Township Planning Director  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: Baha'i Center  
Site Plan Review #1

Dear Mr. Yandrick:

We have completed the first site plan review of the plans dated January 14, 2026 and received by OHM Advisors on March 18, 2026.

At this time, the plans are recommended for consideration by the Township Planning Commission. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals. Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

**A. PROJECT AND SITE DESCRIPTION**

The applicant is proposing a sidewalk addition to the existing Baha'i Center located at 5550 Morgan Rd. A boulder retaining wall and associated grading are also being proposed. A private school (primary and secondary) is proposing to operate on the lower level of the existing building. Changes to the utilities (water, sanitary, storm) are not proposed or required.

**B. PRELIMINARY DETAILED ENGINEERING COMMENTS**

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. It currently appears that the cross-slope of portions of the exiting sidewalk exceeds the maximum of 2%, per ADA Standards, and is therefore out of compliance based on the spot elevations provided. The applicant shall note that any existing sidewalk that is out of compliance shall be removed and replaced.
2. The applicant shall provide spot elevations at all four (4) corners of the existing barrier-free parking spaces and access aisles to verify ADA compliance. Although existing and other site changes are not being proposed, the applicant shall note that any existing barrier-free parking spaces and access aisles that are out of compliance shall be removed and replaced.



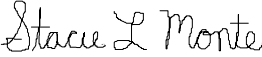
**C. REQUIRED PERMITS & APPROVALS**


The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: [stacie.monte@ohm-advisors.com](mailto:stacie.monte@ohm-advisors.com)).

- ▶ **Ypsilanti Township Fire Department:** Review and approval is required.
- ▶ **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit may be required.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,  
OHM Advisors

  
\_\_\_\_\_  
Stacie L. Monte

  
\_\_\_\_\_  
Matthew D. Parks, P.E.

SLM/MDP

cc: Lauren Doppke, Township Staff Planner  
Doug Winters, Township Attorney  
Sally Elmiger, CWA, Township Planning Consultant  
Steven Wallgren, Township Fire Marshall  
File

P:\0000\_0100\SITE\_YpsilantiTwp\2025\0098251150\_5550 Morgan Rd\_Baha'i  
Temple\MUNI\01\_SITE\SP#1\Baha'i Center\_SP#1\_2026-03-25.docx

---

**RE: Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple**

---

**From** Scott Westover <SWestover@ycua.org>  
**Date** Wed 3/18/2026 3:09 PM  
**To** Sally Elmiger <selmiger@ypsitownship.org>  
**Cc** Mark Yandrick <myandrick@ypsitownship.org>

No water or sanitary work is proposed. YCUA has no comments or concerns with this project.

---

**From:** Sally Elmiger <selmiger@ypsitownship.org>  
**Sent:** Wednesday, March 18, 2026 1:48 PM  
**To:** Stacie Monte <stacie.monte@ohm-advisors.com>; Matt Parks <matt.parks@ohm-advisors.com>; Scott Westover <SWestover@ycua.org>; Gary Streight <streightg@wcroads.org>; Taylor, Elizabeth <taylor@wcroads.org>; Marsik, Theresa <marsikt@washtenaw.org>; Steven Wallgren <swallgren@ypsitownship.org>; Sally Elmiger <selmiger@cwaplan.com>  
**Cc:** Mark Yandrick <myandrick@ypsitownship.org>; Lauren Doppke <ldoppke@ypsitownship.org>  
**Subject:** Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple

All:

Please use this email as a formal transmittal for a review of the **Spirit Sanga Private School Preliminary Site Plan/Special Land Use, located at 5550 Morgan, Ypsilanti, MI 48197, Parcel K-11-19-100-020.**

This private school is proposing to operate on the lower level of an existing building. The only site modification will be a sidewalk extension between the north side of the building to the south, connecting the north door to the parking lot. There are somewhat steep slopes in the vicinity of the sidewalk. If you don't have any comments, please send an email stating this.

The plans can be accessed by the link below. The Planning Department kindly requests that you submit all your review comments back to us by **Wednesday April 8, 2026.** Please do not hesitate to contact me if you have any questions.

<https://dropoff.ypsitownship.gov/pickup?claimID=Yf9fJTbgkxCj2yqa&claimPasscode=qcFhEQPhG4iugaU9>

Claim ID: Yf9fJTbgkxCj2yqa  
Claim Passcode: qcFhEQPhG4iugaU9

Thank you,

Sally Elmiger  
Ypsilanti Township Planning Consultant  
Carlisle/Wortman Associates, Inc.

# CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

## BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



March 26, 2026

Mark Yandrick, Planning Director  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: Preliminary (non-residential) Site Plan Review #1

Project Name:	Baha'I Center of Washtenaw County sidewalk addition
Project Location:	5550 Morgan Rd. Ypsilanti, MI 48197
Plan Date:	1/6/2026
Applicable Codes:	IFC 2018
Engineer:	Nowak & Fraus Engineers
Engineering address:	46777 Woodward Ave. Pontiac, MI 48342

### Status of Review

**Status of review:** Approved as Submitted

All pages were reviewed.

### Site Coverage - Access

**Comments:** Fire department access is adequate.

### Site Coverage – Fire Department Connection (FDC)

**Comments:** Fire Department connection access is adequate.

Best regards,

A handwritten signature in black ink that reads "Steve Wallgren". The signature is written in a cursive, flowing style.

Steve Wallgren, Fire Marshal  
Charter Township of Ypsilanti Fire Department  
CFPS, CFI I

---

**RE: Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple**

---

**From** Theresa M. Marsik <marsikt@washtenaw.org>

**Date** Fri 3/27/2026 12:04 PM

**To** 'Stacie Monte' <Stacie.Monte@ohm-advisors.com>

**Cc** Matt Parks <matt.parks@ohm-advisors.com>; Mark Yandrick <myandrick@ypsitownship.org>; Sally Elmiger <selmiger@ypsitownship.org>; Sally Elmiger <selmiger@waplan.com>

Stacie,

Thanks. We will not plan to review this project.

Theresa



**How did we do?**

Please take a moment to complete an online evaluation

<https://www.surveymonkey.com/r/WCWRCsurvey>

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Visit us [online](#) or follow the Water Resources Commissioner's Office on [Facebook](#).

Flooding or drainage concerns? [Report your problem online.](#)

---

**From:** Stacie Monte <Stacie.Monte@ohm-advisors.com>

**Sent:** Friday, March 27, 2026 11:38 AM

**To:** Theresa M. Marsik <marsikt@washtenaw.org>

**Cc:** Matt Parks <matt.parks@ohm-advisors.com>; Mark Yandrick <myandrick@ypsitownship.org>; 'Sally Elmiger' <selmiger@ypsitownship.org>; Sally Elmiger <selmiger@waplan.com>

**Subject:** RE: Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Theresa,

We recommended to the Township that this project should not be required to submit to the WCWRC since it's a minor site improvement, the existing and proposed stormwater runoff in the area would

sheet flow to open green space, and it doesn't outlet to a County Drain. We use the 1,500 square foot impervious surface trigger as a guideline, but it gives us as the Township engineer the flexibility to determine what projects would require WCWRC review on a case-by-case basis.

Thanks,

**STACIE MONTE** | **OHM Advisors®**

CLIENT REPRESENTATIVE

D (734) 466-4473 | O (734) 522-6711

[OHM-Advisors.com](http://OHM-Advisors.com)

---

**From:** Theresa M. Marsik <[marsikt@washtenaw.org](mailto:marsikt@washtenaw.org)>

**Sent:** Thursday, March 26, 2026 2:47 PM

**To:** 'Sally Elmiger' <[selmiger@ypsitownship.org](mailto:selmiger@ypsitownship.org)>

**Cc:** Stacie Monte <[Stacie.Monte@ohm-advisors.com](mailto:Stacie.Monte@ohm-advisors.com)>

**Subject:** RE: Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple

**This Message originated outside your organization.**

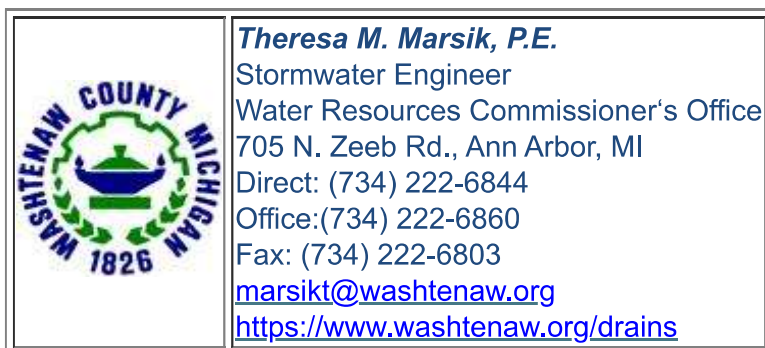
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Sally,

It looks like the new sidewalk will add between 5,000 and 6,000 square feet of new impervious to the site, which would typically trigger our office's involvement (even though there's no county drain on the site). The plans do not show enough of the site for me to see how the stormwater runoff is handled under the existing conditions. If Stacie concurs that our office should perform the stormwater management system review, then the applicant will need to schedule a pre-application meeting with our office.

Thanks,

Theresa



**How did we do?**

Please take a moment to complete an online evaluation

<https://www.surveymonkey.com/r/WCWRCsurvey>

---

Visit us [online](#) or follow the Water Resources Commissioner's Office on [Facebook](#).

Flooding or drainage concerns? [Report your problem online](#).

---

**From:** Sally Elmiger <[selmiger@ypsitownship.org](mailto:selmiger@ypsitownship.org)>

**Sent:** Wednesday, March 18, 2026 1:48 PM

**To:** Stacie Monte <[stacie.monte@ohm-advisors.com](mailto:stacie.monte@ohm-advisors.com)>; Matt Parks <[matt.parks@ohm-advisors.com](mailto:matt.parks@ohm-advisors.com)>; Scott Westover <[swestover@ycua.org](mailto:swestover@ycua.org)>; streightg <[streightg@wcroads.org](mailto:streightg@wcroads.org)>; Taylor, Elizabeth <[taylor@wcroads.org](mailto:taylor@wcroads.org)>; Theresa M. Marsik <[marsikt@washtenaw.org](mailto:marsikt@washtenaw.org)>; Steven Wallgren <[swallgren@yysitownship.org](mailto:swallgren@yysitownship.org)>; Sally Elmiger <[selmiger@waplan.com](mailto:selmiger@waplan.com)>

**Cc:** Mark Yandrick <[myandrick@yysitownship.org](mailto:myandrick@yysitownship.org)>; Lauren Doppke <[ldoppke@yysitownship.org](mailto:ldoppke@yysitownship.org)>

**Subject:** Site Plan Review - 5550 Morgan Road - Spirit Sanga Private School at Baha'i Temple

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All:

Please use this email as a formal transmittal for a review of the **Spirit Sanga Private School Preliminary Site Plan/Special Land Use, located at 5550 Morgan, Ypsilanti, MI 48197, Parcel K-11-19-100-020.**

This private school is proposing to operate on the lower level of an existing building. The only site modification will be a sidewalk extension between the north side of the building to the south, connecting the north door to the parking lot. There are somewhat steep slopes in the vicinity of the sidewalk. If you don't have any comments, please send an email stating this.

The plans can be accessed by the link below. The Planning Department kindly requests that you submit all your review comments back to us by **Wednesday April 8, 2026.** Please do not hesitate to contact me if you have any questions.

<https://dropoff.ypsitownship.gov/pickup?claimID=Yf9fJTbgkxCj2yqa&claimPasscode=qcFhEQPhG4iugaU9>

Claim ID: Yf9fJTbgkxCj2yqa

Claim Passcode: qcFhEQPhG4iugaU9

Thank you,

Sally Elmiger  
Ypsilanti Township Planning Consultant  
Carlisle/Wortman Associates, Inc.

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

Date: May 8, 2026

**Preliminary Site Plan (PSPR26-0003) and  
Special Land Use (PSCU26-0002) Review  
For  
Ypsilanti Township, Michigan**

**Applicant:** Emad Alkhteeb, Business Owner for the Game Vault

**Property Owner:** Triple Crown Management Corp.

**Project Name:** PlayVerse Reno Family Center

**Proposal:** New Indoor Recreation Facility

**Location:** 2287 Ellsworth Drive (Part of Fountain Plaza)

**Zoning:** General Business (GB)

**Action Requested:** Preliminary Site Plan and Special Land Use Approval

**PROJECT AND SITE DESCRIPTION**

The applicant is proposing to repurpose the existing tenant space at Roundtree Village with PlayVerse Reno Family Center which is an arcade, pool tables and video games. Indoor commercial recreation facilities are allowed in the General Business Zoning District with Special Land Use approval and compliance with the standards in Section 1135. Because no changes are proposed to the building, and the applicant is able to apply through a normal process in this zoning district (RC-Regional Corridor), Sec. 1167. – *Adaptive Reuse*, does not apply for this application.

The building and shopping center were built in the 1970s. A pharmacy was the last tenant, which vacated the premises several years ago and the space has been vacant since. The exterior of the site is proposed to be largely unchanged, but there are some minor things the site needs to install to bring it into zoning compliance.



**Figure 1: Subject Site**



Source: MapWashtenaw (Captured March 2024)

**Figure 2: Street View of Subject Site**



Source: Google Maps, from Washtenaw Ave. (Captured June 2024)



**Figure 3: Tenant Space Location**



Source: Google Maps, from Washtenaw Ave. (Captured June 2024, Vacant space)

Size of Subject Site: 7.6 acres

Current Use of Subject Site:  
 Shopping Center (Mixed Use)

**Table 1: Adjacent Zoning and Existing Land Uses**

Direction	Zoning	Use
North	General Business (GB)	Mixed Commercial Use
South	RC, Regional Corridor	Bank (Retail)
East	General Business (GB)	Mixed Commercial Uses
West	General Business (GB)	Mixed Commercial Uses

**MASTER PLAN**

The site is designated as a Neighborhood Transition District on the Future Land Use Map in the Master Plan. Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.

We find that this proposed use is consistent with the Master Plan as it proposes indoor recreation activity that caters to its demographic audience for children, families and the community. Re-use of this existing tenant unit supports existing infrastructure of the existing shopping center to create a destination and asset that supports the residents that live in not just the surrounding neighborhoods, but the community.



**NATURAL FEATURES**

The site in the vicinity of the applicant’s unit is fully developed and doesn’t contain any existing natural features.

*Items to be Addressed: None.*

**AREA, HEIGHT, WIDTH, SETBACKS**

The existing building and layout, which is not proposed to be changed, is legally nonconforming as it does not comply with the current ordinance but was approved under previous requirements.

*Items to be Addressed: None.*

Parking requirements, and how the project complies, are described in the table below.

**PARKING, LOADING**

**Table 3. Number of Parking Spaces**

Parking Requirement	Number of Spaces Required	Number of Spaces Provided	Complies with Ordinance?
Commercial indoor and outdoor recreation facilities (such as archery ranges, batting cages, etc.)	One (1) space for each one thousand (1,000) square feet of enclosed recreational space; plus, one (1) space for each employee on the largest typical shift  <b>Required: (7,534 s.f. / 1,000) + employee spaces = 7 spaces + 10 employee spaces</b>	412 Spaces	<b>Complies</b>
Accessible Spaces	<b>Required: 8 spaces (Entire Shopping Center)</b>	8 spaces	<b>Complies</b>

To finalize the required parking calculation, the applicant needs to provide the maximum number of employees on the largest shift.

The applicant provided a detailed parking study showing that the site meets the parking requirements.



**Figure 4: Front Parking (Showing ADA Space where access is blocked to the sidewalk)**



- Items to be Addressed:** 1) Applicant provide number of employees at largest shift.  
2) Applicant needs to install two parking blocks for the handicap spaces and place the handicap signs in the appropriate location that doesn't block ADA access to the sidewalk.

#### **SITE ACCESS, CIRCULATION, TRAFFIC**

Site access is provided from two existing driveways off S. Hewitt and Ellsworth. There are no proposed changes to the site access or circulation, and it appears to operate adequately.

**Items to be Addressed:** None

#### **LANDSCAPING & SCREENING**

Sec. 1606. – Nonconforming Sites, intends to encourage improvements and minor modifications to nonconforming sites by prioritizing site improvements that are designed to gradually bring the site into compliance with the site design requirements of this ordinance. Nonconforming sites may be improved without a complete upgrade of all site elements that are reasonably in proportion to the scale and construction cost of the proposed building improvements. Included are improvements in exterior lighting, landscaping, screening, improvements to resolve public safety deficiencies, and installation of pedestrian facilities through the site.



The site currently meets the zoning requirement for landscaping except one understory tree (which is a tree 8-15' in height) that is missing from one of the landscape beds. This is located in front of the proposed tenant space and staff recommends a condition that a tree get replanted here and added to the Final Site Plan submission.

#### **Screening Between Land Uses**

There is sufficient existing screening on the property with adjacent properties and land uses.

#### **Trash and Recycling Containers**

There is a dumpster in the rear of this tenant space without an enclosure as required by the code. This will need to be installed as part of the Final Site Plan. There are other unenclosed dumpsters and those will be required to be installed once there is a zoning permit for each space.

*Items to be Addressed: 1) Provide dumpster enclosure, and included on Final Site Plan  
2) Propose understory tree that is missing in the parking lot landscape bed.*

### **LIGHTING**

There is existing lighting at the site and shopping center currently. No additional lighting proposed is proposal at this time. Staff recommends the applicant shall provide a lighting plan/photometric for the site to ensure compliance with the lighting code prior to issuance of the Final Site Plan. This may result in different lighting types (bulbs) to ensure site compliance with minimum and maximum lighting levels for the parking and pedestrian areas.

*Items to be Addressed: Provide a final photometric at the Final Site Plan.*

### **FLOOR PLANS, SIGNAGE & MISCELLANEOUS REQUIREMENTS**

#### **Floor Plans**

Floor Plans have been provided. The applicant's narrative states that the proposal does not make major changes but there will be some tenant build-out inside of the building for the proposed use.

The proposal plans a small area for vending machines with only snacks and nonalcoholic drinks but it's very small portion of the overall operation and does not constitute a restaurant under this proposal.

Additionally, the floor plan shows private rooms for gaming rooms and other event spaces. While visiting the site, there were solid doors between these rooms and the main gaming area. For safety purposes and to prohibit illicit activity by patrons, staff recommends either the doors be removed or a minimum 6 square foot transparent windowpane be installed on each door.

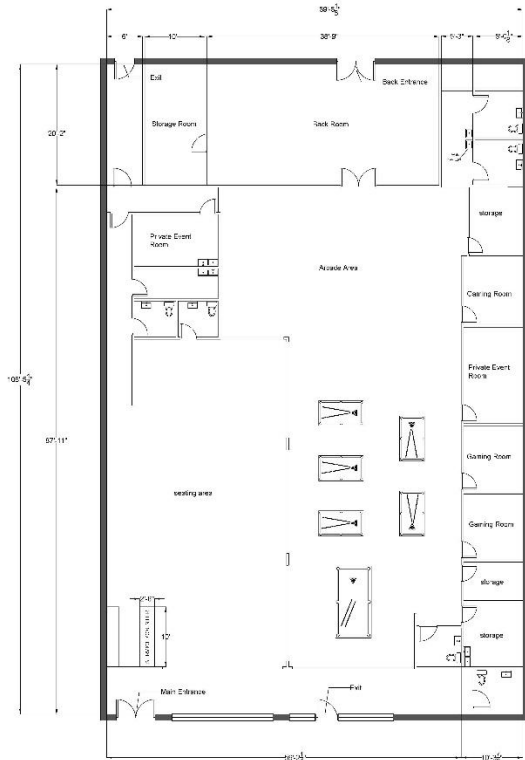
Township Supervisor  
 Brenda L. Stumbo  
 Township Clerk  
 Debbie Swanson  
 Township Treasurer  
 Stan Eldridge



# YPSILANTI TOWNSHIP

— PLANNING & ZONING DEPARTMENT —

Trustees  
 John Newman II  
 Gloria Peterson  
 Karen Lovejoy Roe  
 LaResha Thornton



PROPOSED LAYOUT	
The Game Vault 2287 Ellsworth Rd Ypsilanti, MI 48197	
Prepared by: Majdi Issa For: Emad Alkhteeb	
Scale: 1/8" = 1'-0"	Date: 1/12/2026
Total Square Footage 7538	
Drawing provided for reference only.	

Figure 5: (Above): Floor Plan

Figure 5: (Below): Showing the Main Area Inside

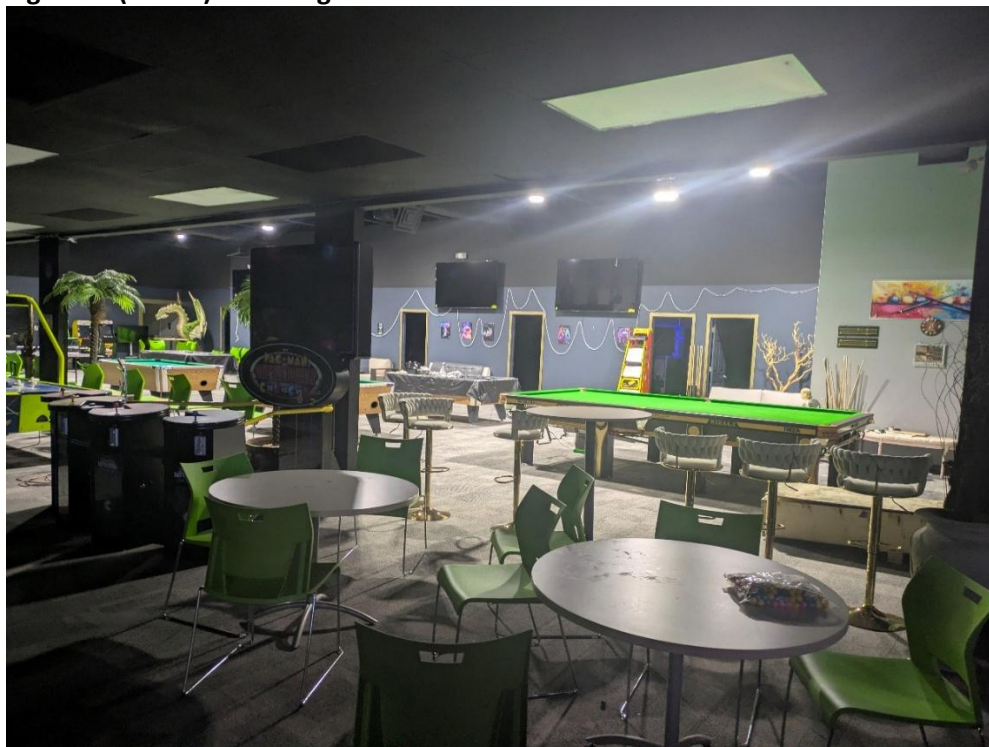




Figure 6: Showing the future snacking area



Figure 7: Photo showing one of the private gaming rooms.





**Items to be Addressed with Floor Plan: Staff feels with the Special Land Use:**

1. *The windows must be transparent to meet the ordinance and only allow window signage as permissible by the zoning ordinance.*
2. *The doors should be removed on the private rooms or install a minimum of 6 square foot transparent glass in the doors to private safety.*

## SPECIAL LAND USE

The standards for Special Use review are set forth in Sec. 1003, as well as Sec. 1135, *Indoor Recreation Facility*.

Sec. 1003 requires that the Planning Commission, and the Board of Trustees, when required, shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The Planning Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance.
2. Will be compatible with a natural environment and existing and future land uses in the vicinity.
3. Will be compatible with the Township master plans.
4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.
6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

We believe the proposal meets the criteria above as long as the issues discussed in this review are addressed, including:

- Parking lot landscaping in accordance with the objectives of the Zoning Ordinance, and compatible with the surrounding neighborhood.
- The use of the property aligns with what's applied. The applicant should ensure this remains as an indoor recreation as the principal use, and limits capacity to required occupancy.

Special Use Provisions in Article XI, Sec. 1135, require the following. We provide comments after each in *italics*:

1. All recreational activities shall be conducted within an enclosed building. *The applicant's narrative states that all activities will be in the enclosed building.*
2. Structures shall be set back one hundred (100) feet from any abutting residential district, except the Planning Commission may reduce the setback to fifty (50) feet where the adjacent



residentially zoned property is a public park or recreation area. *The tenant space is 461' from the closest residentially zoned district (to the north, across Ellsworth)*

3. The off-street parking, passenger loading/unloading and general size layout and its relationship to the surrounding land uses and roads shall be reviewed by the Planning Commission, who may impose reasonable restrictions or requirements to insure contiguous residential areas will be adequately protected. *The current parking lot is sufficient and meets these requirements. There is plenty of existing landscaping that meets the zoning requirement and provides protection.*
4. A parking study shall be prepared to determine the required number of parking spaces. The study shall indicate to the maximum capacity of the facility, the maximum number of participants that can be involved in the events, with an overlap between two (2) consecutive events, and the maximum number of spectators. Such study shall utilize parking generation estimates based upon the Institute of Transportation Engineers Parking Generation Manual and also a comparison of three (3) similar facilities in the area. *A parking study was submitted with the project and satisfies the requirement.*
5. The applicant shall provide documentation showing that the size of the site is adequate, using national facility standards. *This documentation was not provided and needs to be.*
6. Operational hours may be restricted by the planning Commission in consideration of adjacent land uses and zoning. All outdoor activities, including floodlighting, public address systems, etc. must cease by 11:00pm. *The applicant's narrative states that the building will be open 7-days per week with opening hours from 11am – 11pm Monday-Saturday and 11am – 8pm on Sundays.*
7. All buildings must be permanent structures. Inflated domes are not permitted. *As illustrated on the plan, the building that will house PlayVerse Reno Family Fun Center is a permanent structure, and no inflated domes are proposed.*

## STAFF RECOMMENDATIONS

### Special Land Use

In staff's opinion, this proposal could meet the criteria for Special Land Use if the following information is provided, and the plans are modified, based on the Planning Commission's discussion:

1. Applicant to provide number of employees at largest shift.

If the information that addresses the issues above is provided by the applicant, and is considered adequate, we recommend that any Special Land Use APPROVAL for Indoor Recreation with the following three (3) conditions:

1. The windows facing the parking lot must be transparent and not being blocked from the activity .
2. The individual rooms for games must have the doors removed or have six (6) square foot transparent, uncovered windows to maintain safety and prohibit any illicit activity.
3. A development agreement must be approved by the Township Board and recorded on the property prior to the Final Site being approve.

### Site Plan

If the Special Land Use is approved, Planning Staff recommends APPROVAL of this Site Plan, subject to the following two (2) conditions:



1. The applicant must receive all required permits from agencies along with Final Site Plan approval before submitting any application for building permits.
2. Prior to the Final Site Plan approval, the applicant shall provide the following on the Final Site Plan submission:
  - a. Final Landscape Plan, including an understory tree in the parking lot bed.
  - b. Install (4) four parking blocks for the existing ADA spaces in front of this section of the building and locate the ADA signs in a permanent location not to block the ADA access to the sidewalk.
  - c. Provide dumpster enclosure consistent with the zoning code requirements.
  - d. Final Lighting Plan, with photometric ensuring compliance with the Zoning Code with the existing or any needed outdoor lighting.

**Mark Yandrick, AICP, GISP**  
Planning Director  
Ypsilanti Charter Township

## *SUGGESTED MOTIONS:*

### **Special Land Use: 2287 Ellsworth Ave.**

#### **Motion to Postpone:**

“I move to POSTPONE the Special Land Use for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth to give the applicant time to address the comments made at this evening’s meeting and resubmit, and/or provide additional information, as discussed tonight.”

#### **Motion to Approve:**

“I move to APPROVE the Special Land Use application for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth submitted by Emad Alkhteeb on a site zoned GB - General Business as the proposal meets the criteria in Article 10, Special Land Use with the following three (3) or (*insert # of*) conditions:

1. The windows facing the parking lot must be transparent and not being blocked from the activity .
2. The individual rooms for games must have the doors removed or have six (6) square foot transparent, uncovered windows to maintain safety and prohibit any illicit activity.
3. A development agreement must be approved by the Township Board and recorded on the property prior to the Final Site being approve.
4. (Any other conditions based upon Planning Commission discussion.)



**Motion to Deny:**

“I move to DENY the Special Land Use for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth submitted by Emad Alkhteeb on a site zoned GB - General Business due to the following reasons:”

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Preliminary Site Plan: 2287 Ellsworth Ave.

**Motion to Postpone:**

“I move to POSTPONE the Preliminary Site Plan for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth to give the applicant time to address the comments made at this evening's meeting and resubmit, and/or provide additional information, as discussed tonight.”

**Motion to Approve:**

“I move to APPROVE the Preliminary Site Plan application for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth submitted by Emad Alkhteeb on a site zoned GB - General Business as the proposal meets the criteria in Article 10, Special Land Use with the following two (2) or (*insert # of*) conditions:

1. The applicant must receive all required permits from agencies along with Final Site Plan approval before submitting any application for building permits.
2. Prior to the Final Site Plan approval, the applicant shall provide the following on the Final Site Plan submission:
  - a. Final Landscape Plan, including an understory tree in the parking lot bed.
  - b. Install four (4) parking blocks for the existing ADA spaces in front of this section of the building and locate the ADA signs in a permanent location not to block the ADA access to the sidewalk.
  - c. Provide dumpster enclosure consistent with the zoning code requirements.
  - d. Final Lighting Plan, with photometric ensuring compliance with the Zoning Code with the existing or any needed outdoor lighting.

---

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

**Motion to Deny:**

“I move to DENY the Preliminary Site Plan for an Indoor Recreation Facility called PlayVerse Reno Family Fun Center at 2287 Ellsworth submitted by Emad Alkhteb on a site zoned GB - General Business due to the following reasons:”

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





Date: February 10, 2026

Charter Township of Ypsilanti  
Planning & Development Department  
7200 S. Huron Drive  
Ypsilanti, MI 48197

Attn: Mark Yandrick

Re: Special Land Use Application & Administrative Site Plan Review  
PlayVerse Reno Family Fun Center  
2287 Ellsworth Road – Roundtree Village Shopping Center  
Parcel ID: K-11-18-100-003  
Zoning: GB – General Business

Dear [Planning Director / Zoning Administrator Name]:

Dear Mark Yandrick:

On behalf of the applicant, please accept this submission for **Special Land Use Approval and Administrative Site Plan Review** for the property located at **2287 Ellsworth Road, Ypsilanti Township, Michigan (Parcel ID: K-11-18-100-003)**, zoned **GB – General Business**.

The request is for an **interior change of use only** to allow the operation of **PlayVerse Reno Family Fun Center**, an indoor, family-oriented recreation facility within an existing 8,000-square-foot tenant space in the Roundtree Village shopping center.

No exterior building modifications, site layout changes, parking reconfiguration, access changes, grading, lighting modifications, or infrastructure improvements are proposed. The building footprint, parking lot configuration, drive aisles, and ADA spaces will remain unchanged from the previously approved site plan dated June 19, 2008.

## **Parking Compliance**

The enclosed Parking Lot Study demonstrates full compliance with Appendix A – Zoning, Article XII, Section 1205 of the Charter Township of Ypsilanti Zoning Ordinance:

- **412 parking spaces provided** (existing, no changes proposed)
- **343 parking spaces required** (conservative simultaneous peak-use analysis including all current tenants and the proposed use)
- **69-space surplus**, representing approximately **20% above the minimum ordinance requirement**

This calculation conservatively assumes simultaneous peak occupancy of all tenants. In practice, tenant operating hours are staggered (morning coffee, midday retail, evening dining, late-night bar), creating shared parking efficiencies typical of multi-tenant commercial centers.

Additionally, the proposed indoor recreation use requires **less parking than the prior retail use of the space**:

- Prior retail demand: approximately 32 spaces (1 per 250 SF)
- PlayVerse demand: 18 spaces (1 per 1,000 SF plus employees)

No parking reductions, shared parking agreements, or variances are requested.

## **Operational Commitments**

PlayVerse will operate under the following parameters:

- **Hours of Operation:**  
Monday–Saturday: 11:00 AM – 11:00 PM  
Sunday: 11:00 AM – 8:00 PM
- **Alcohol:** No alcohol will be served, sold, or consumed on the premises.
- **Food Service:** No commercial kitchen or restaurant operations; vending machines only.
- **Outdoor Activity:** None – all activities occur entirely indoors.
- **Supervision:** Trained staff present at all times; adult supervision required for minors under 13.

The applicant is willing to accept these operational standards as conditions of approval.

## **Submission Materials**

Enclosed for review are the following:

- Completed Special Land Use Application Form
- Special Land Use Justification Statement
- Parking Lot Study
- Previously Approved Site Plan (June 19, 2008)
- PlayVerse Floor Plan (8,000 SF tenant layout)
- Operational Summary
- Application Fee:
- **Request for Action**

We respectfully request review of the submitted materials for completeness and scheduling for Planning Commission consideration at the earliest available meeting. Please advise if any additional information is required to facilitate timely review.

Thank you for your time and consideration. We look forward to presenting this proposal and are available for a staff meeting if helpful prior to the hearing.

Respectfully submitted,

Majdi Jay Issa

Applicant / Authorized Representative

PlayVerse Reno Family Fun Center

Phone:

Email:

MI Builder License #242501308

# SPECIAL LAND USE JUSTIFICATION STATEMENT

## **PlayVerse Reno Family Fun Center**

2287 Ellsworth Road

Parcel ID: K-11-18-100-003

Zoning: GB – General Business

Ypsilanti Township, Michigan

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## **1. Description of Proposed Use**

The applicant proposes to operate **PlayVerse Reno Family Fun Center**, an indoor, family-oriented recreation and entertainment facility, within an existing 8,000 square-foot tenant space located in the Roundtree Village shopping center at 2287 Ellsworth Road, Ypsilanti Township.

The proposed use consists of:

- Arcade-style interactive games
- Family recreational activities
- Birthday party and private event space
- Supervised indoor entertainment

No exterior building modifications, no site layout changes, no parking reconfiguration, no grading, and no infrastructure improvements are proposed.

This project is strictly an **interior tenant build-out within an existing commercial shopping center**. The prior use of the space was retail in nature. No expansion of building footprint or increase in site intensity is proposed.

---

## **2. Hours of Operation**

The proposed hours of operation are:

- **Monday through Saturday:** 11:00 AM – 11:00 PM
- **Sunday:** 11:00 AM – 8:00 PM

No late-night operations are proposed. The facility will not operate beyond 11:00 PM.

---

### **3. Food and Alcohol**

No alcohol will be served, sold, or consumed on the premises.

No commercial kitchen or food preparation is proposed.

Only pre-packaged vending machine items may be available.

The applicant commits to the prohibition of alcohol as a condition of approval.

The proposed use is not a bar, tavern, nightclub, or restaurant use.

---

### **4. Compatibility with Surrounding Uses**

The property is zoned **GB – General Business** and is surrounded by established commercial retail, restaurant, bar, and service uses within an existing shopping center environment.

The proposed indoor recreation use:

- Operates entirely within a fully enclosed building
- Does not generate outdoor activity
- Does not include amplified exterior sound
- Does not involve hazardous materials or industrial processes
- Does not increase traffic access points or circulation changes

The shopping center currently contains a mix of retail, restaurant, bar, and service uses, demonstrating the district's accommodation of diverse commercial activity. PlayVerse represents a complementary addition to this existing tenant mix.

The use is consistent with the commercial character of the district and compatible with surrounding commercial tenants.

---

## 5. Traffic and Parking

The proposed use will occupy an existing tenant space within a developed shopping center with established access from Ellsworth Road.

No changes to:

- Driveways
- Internal circulation
- Parking layout
- Access points
- Site grading or infrastructure

are proposed.

A Parking Lot Study prepared in accordance with Appendix A – Zoning, Article XII, Section 1205 demonstrates:

- **412 parking spaces provided (existing, no modifications)**
- **Approximately 343 parking spaces required** (based on all current tenants and the proposed PlayVerse use)
- **69-space surplus**, representing approximately **20% above the minimum ordinance requirement**

The parking calculation conservatively assumes simultaneous peak occupancy of all tenants.

In practice, tenant peak periods are staggered throughout the day:

- Morning peak: Coffee shop
- Midday peak: Restaurants and retail
- Afternoon peak: Retail and services
- Evening peak: Restaurants and PlayVerse
- Late-night peak: Bar use

This staggered pattern creates natural shared parking efficiencies typical of multi-tenant commercial centers. As a result, actual peak parking demand is expected to be lower than the conservative simultaneous-use calculation.

### **Reduced Parking Intensity Compared to Prior Retail Use**

Under the Zoning Ordinance parking ratios:

- Retail use: **1 space per 250 SF**
- Indoor recreation use: **1 space per 1,000 SF plus employees**

For the 8,000 square-foot tenant space:

- Prior retail demand:  
 $8,000 \div 250 = \mathbf{32 \text{ spaces}}$
- PlayVerse demand:  
 $(8,000 \div 1,000) + 10 \text{ employees} = \mathbf{18 \text{ spaces}}$

Therefore, PlayVerse reduces parking demand by approximately **14 spaces compared to prior retail occupancy**, representing a net improvement in overall parking intensity.

Even under the conservative simultaneous-use scenario, the site remains in full compliance with Township parking standards.

---

## **6. Noise, Nuisance, and Supervision**

All activities occur within a fully enclosed commercial tenant space.

- No outdoor speakers
- No outdoor events
- No exterior amplified music
- No exterior lighting modifications

The use is family-oriented and supervised by trained staff at all times. Operational policies require **adult supervision for minors under 13 years of age**, ensuring a safe and family-focused environment.

Interior noise levels are comparable to normal retail commercial environments and will not exceed typical shopping center activity levels.

No adverse noise, lighting, or operational impacts are anticipated.

---

## 7. Conformance with the Intent of the GB District

The GB – General Business District is intended to accommodate commercial uses that serve the broader community.

PlayVerse Reno Family Fun Center:

- Provides indoor recreational services to families
- Enhances the diversity of commercial services within the district
- Activates an existing retail space without expanding development footprint
- Does not increase impervious surface or infrastructure demand

The proposed use is consistent with both the character and intent of the GB district.

---

## 8. Special Land Use Standards

The proposed Special Land Use:

- Will not be detrimental to public health, safety, or welfare
- Will not adversely affect neighboring properties
- Will not create excessive traffic or congestion
- Will not create parking deficiencies
- Will not require public infrastructure improvements
- Will not create noise or nuisance conditions inconsistent with surrounding commercial uses

The applicant is willing to accept reasonable conditions related to hours of operation, prohibition of alcohol, and compliance with noise standards to ensure compatibility with surrounding properties.

---

## **9. Conclusion**

The proposed PlayVerse Reno Family Fun Center satisfies the standards for Special Land Use approval within the GB zoning district.

The project represents responsible reuse of existing commercial space with demonstrated parking adequacy, operational transparency, and full compliance with all applicable zoning standards.

The use is family-oriented, supervised, and compatible with surrounding commercial activity.

The applicant respectfully requests approval by the Ypsilanti Township Planning Commission.

# PARKING LOT STUDY

## **2287 Ellsworth Road Shopping Center**

Ypsilanti Township, Washtenaw County, Michigan

Parcel ID: K-11-18-100-003

Zoning: GB – General Business

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## **1. Purpose of Study**

This Parking Lot Study is submitted in support of an Administrative Site Plan Review for an interior change of use within an existing commercial shopping center, pursuant to the requirements of the Charter Township of Ypsilanti Zoning Ordinance, including Appendix A – Zoning, Article XII (Access, Parking and Loading Requirements), Section 1205 (Parking Requirements).

The purpose of this study is to demonstrate that the existing off-street parking supply is adequate to serve all existing tenants and the proposed indoor family entertainment tenant without modification to the previously approved site layout.

---

## **2. Site Description**

The subject property is the existing Roundtree Village / Marketplace shopping center located at 2287 Ellsworth Road, Ypsilanti Township, Michigan. The parcel contains approximately 7.59 acres and is developed with an existing multi-tenant commercial building and associated surface parking.

The site provides **412 off-street parking spaces**, including **10 ADA-compliant accessible parking spaces**, as shown on the previously approved site plan dated June 19, 2008, on file with Ypsilanti Township.

No changes to parking, access drives, internal circulation, striping, building footprint, or site layout are proposed.

---

## **3. Applicable Zoning Ordinance Standards**

Parking demand was evaluated using the Schedule of Minimum Off-Street Parking Requirements set forth in Appendix A – Zoning, Article XII, Section 1205 of the Charter Township of Ypsilanti Zoning Ordinance.

Where a tenant use could reasonably align with more than one ordinance category, the more conservative (higher) parking ratio was applied. Parking calculations were completed in accordance with the ordinance rounding provisions.

---

### **3.1 Applicable Parking Ratios (Article XII, Sec. 1205)**

- **Restaurants (Sec. 1205(f)(6)):** 0.4 spaces per seat
- **Bars / Lounges (Sec. 1205(f)(1)):** 1 space per 70 SF usable floor area or 1 space per 2 seats, whichever is greater
- **Shopping Center Retail (Sec. 1205(e)(3)):** 1 space per 250 SF of usable retail floor area
- **General Retail (Sec. 1205(e)(1)):** 1 space per 325 SF of gross floor area
- **Barber / Beauty Services (Sec. 1205(g)(4)):** 2 spaces per chair plus 1 space per employee
- **Dry Cleaning / Laundry (Sec. 1205(g)(5)):** 1 space per 500 SF of usable floor area
- **Laundromats (Sec. 1205(g)(6)):** 1 space per 2 washing and/or drying machines
- **Furniture / Appliance Showrooms (Sec. 1205(e)(4)):** 1 space per 800 SF of usable floor area
- **Commercial Indoor Recreation (Sec. 1205(i)(3)):** 1 space per 1,000 SF of enclosed recreational area plus 1 space per employee on the largest typical shift

---

## **4. Tenant Identification and Use Classification**

The shopping center contains the following existing and proposed tenants:

### **Food & Beverage Uses**

- McShane's Irish Pub
- Macheke Grill
- Sanaa Coffee House
- Yaya's Pizza

### **Personal Service / Laundry Uses**

- House of Laundry (self-service laundromat)
- Off The Top Barbershop
- Super Value Cleaners

### **Retail Uses**

- ALEZ Market
- B & Tz Glass & Vape
- Haru Wig & Beauty Supply
- Michigan Furniture Citi

### **Proposed Use**

- PlayVerse Reno Family Fun Center – indoor family-oriented recreation facility
- 

## **5. Parking Demand Calculations**

Parking demand was calculated using the applicable ratios set forth in Article XII, Section 1205 of the Zoning Ordinance.

Where seat counts were unavailable, seating was conservatively estimated using standard planning assumptions (60% dining area and 12 square feet per seat). All calculations were rounded in accordance with ordinance requirements.

Tenant square footages reflect current tenant suite areas based on lease documentation, property management information, and/or site plan measurements where available. Supporting documentation can be provided upon request.

---

## Detailed Parking Demand Calculation Table

Tenant	Use Category	Basis	Ratio	Calculation	Required
McShane's Irish Pub	Bar (1205(f)(1))	4,400 SF	1 / 70 SF	$4,400 \div 70$	63
Macheko Grill	Restaurant (1205(f)(6))	3,200 SF → 160 seats (est.)	0.4 / seat	$160 \times 0.4$	64
Sanaa Coffee House	Restaurant	90 seats (est.)	0.4 / seat	$90 \times 0.4$	36
Yaya's Pizza	Restaurant	2,200 SF → 110 seats (est.)	0.4 / seat	$110 \times 0.4$	44
ALEZ Market	Shopping Center Retail	6,500 SF	1 / 250 SF	$6,500 \div 250$	26
Michigan Furniture Citi	Furniture Showroom	30,400 SF	1 / 800 SF	$30,400 \div 800$	38
Haru Wig & Beauty Supply	Retail	3,995 SF	1 / 325 SF	$3,995 \div 325$	12

---

## 7. Ordinance Compliance Determination

Based on the above analysis:

- The shopping center meets and exceeds the minimum off-street parking requirements of Appendix A – Zoning, Article XII, Section 1205.
- The proposed indoor family entertainment use does not create a parking deficiency.
- No parking reductions, shared parking agreements, variances, or site modifications are required.

---

## 8. Assumptions and Clarifications

- Restaurant seating was estimated where exact counts were unavailable using standard dining area ratios.
- Machine and employee counts reflect typical peak operating assumptions.
- Square footage values were derived from tenant documentation and/or property management information where available.
- Parking demand was evaluated assuming concurrent peak usage of all tenants; actual shared parking dynamics typically reduce peak demand due to staggered operating hours among retail, restaurant, bar, and service tenants.
- This study supports an interior-only change of use with no exterior site impacts.

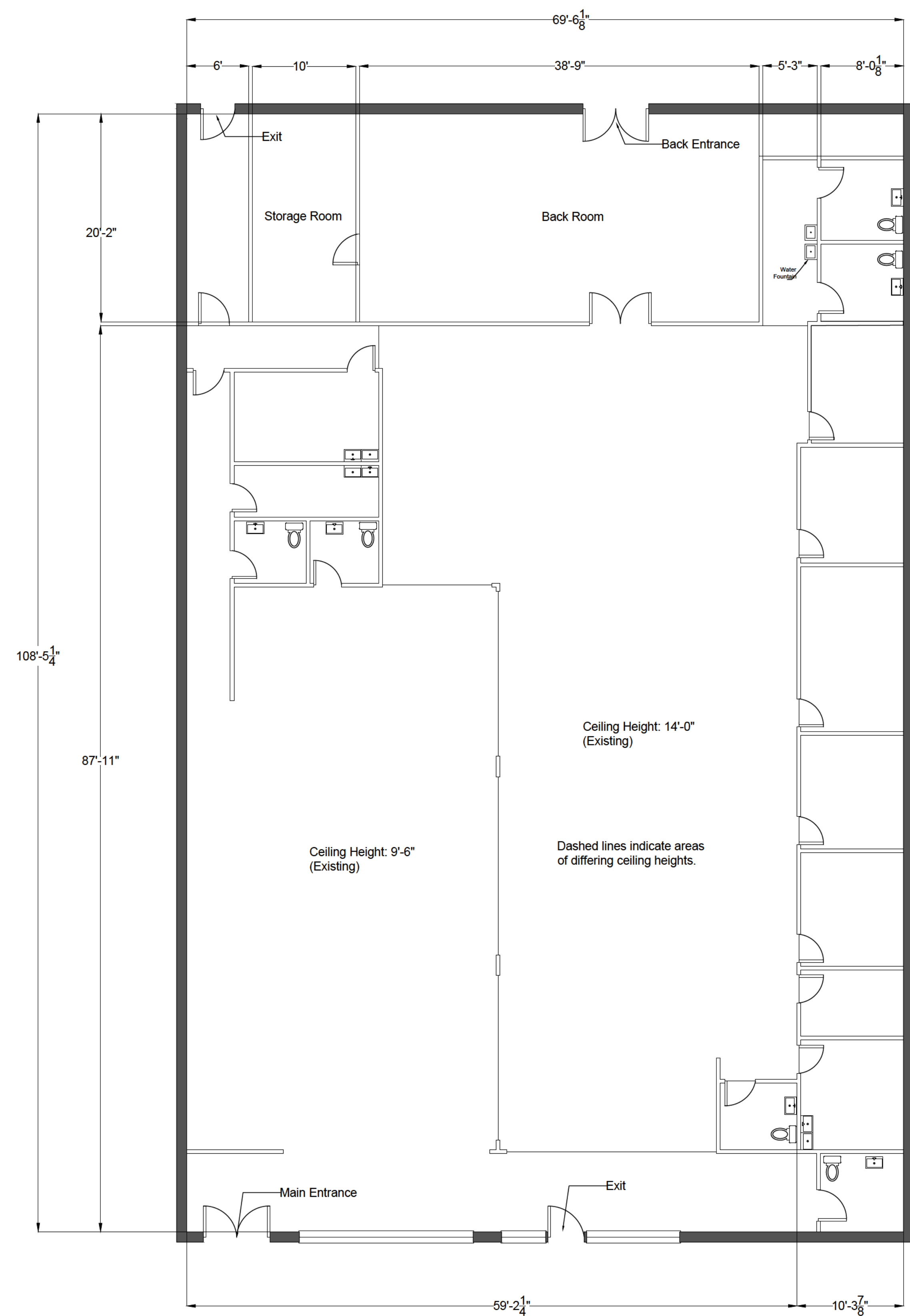
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## 9. Conclusion

The existing parking supply at the 2287 Ellsworth Road Shopping Center is adequate to serve all existing tenants and the proposed PlayVerse Reno Family Fun Center in full compliance with the Charter Township of Ypsilanti Zoning Ordinance.

The proposed change of use can be accommodated without adverse parking, circulation, or site impacts.





EXISTING FLOOR PLAN NO PROPOSED CHANGES

The Game Vault  
 2287 Ellsworth Rd  
 Ypsilanti, MI 48197

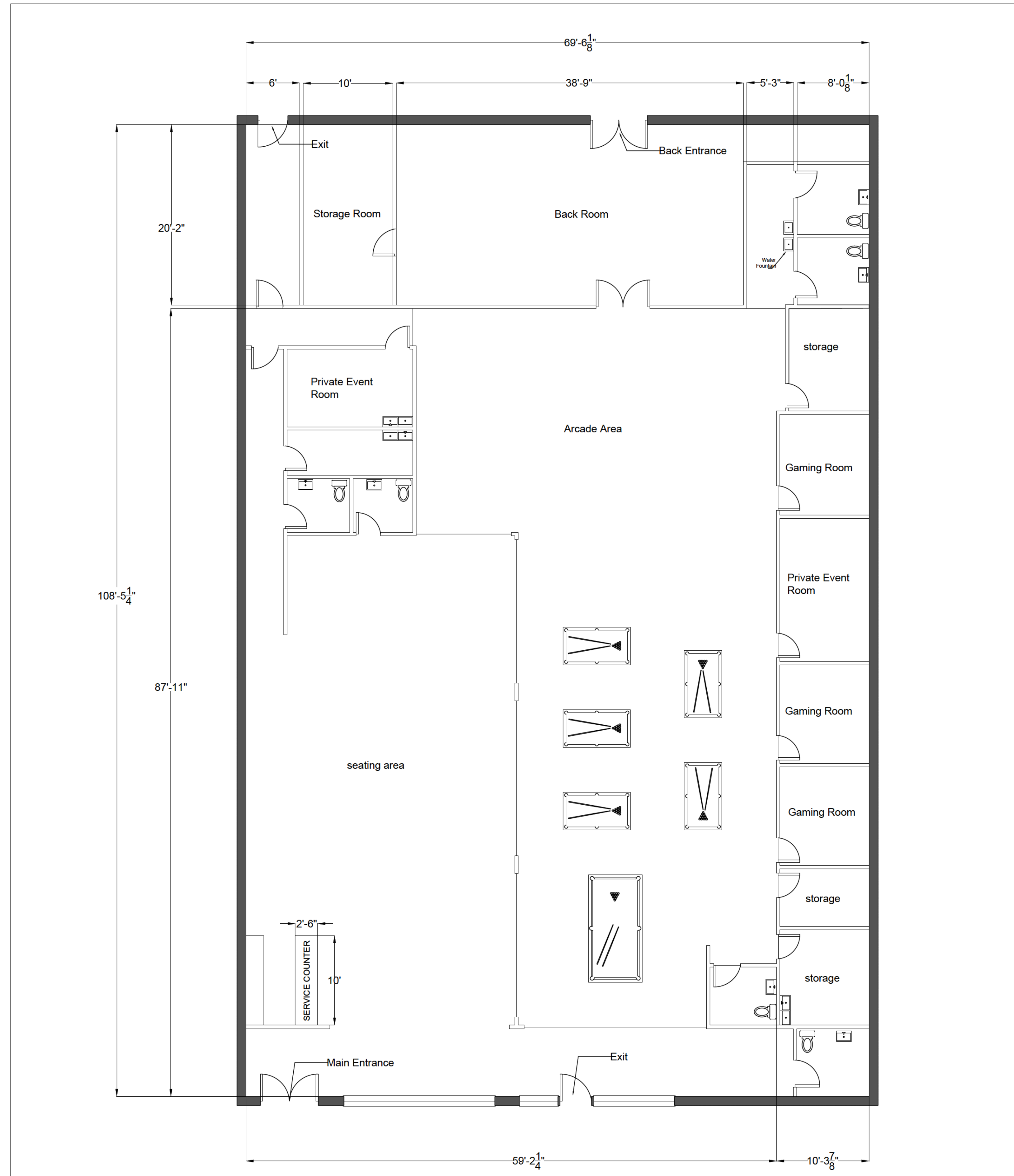
Prepared by: Majdi Issa  
 For: Emad Alkhteb

Scale: 1/8" = 1'-0"

Date: 1/12/2026

Total Square Footage 7538

Drawing provided for reference only.



PROPOSED LAYOUT

The Game Vault  
 2287 Ellsworth Rd  
 Ypsilanti, MI 48197

Prepared by: Majdi Issa  
 For: Emad Alkhteb

Scale:  $1/8" = 1'-0"$

Date: 1/12/2026

Total Square Footage 7538

Drawing provided for reference only.

**NOTES:**

Property Address: 2243 Ellsworth Road  
Tax Item No: K-11-18-100-003

LOCATION OF EXIST. UNDERGROUND WATER MAIN, GAS MAIN, ELECTRIC AND TELEPHONE LINES WERE OBTAINED FROM MUNICIPAL RECORDS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION, BEFORE YOU DIG CALL MISS DIG @ 811

This Property is located in Zone "C" area of minimal flooding per FIRM (flood insurance rate map), Community Panel No. 260542 0005 B with an Effective date of June 15, 1981.

Parcel contains 7.68 acres, more or less, 334,658.66 sq. ft.

**LEGEND:**

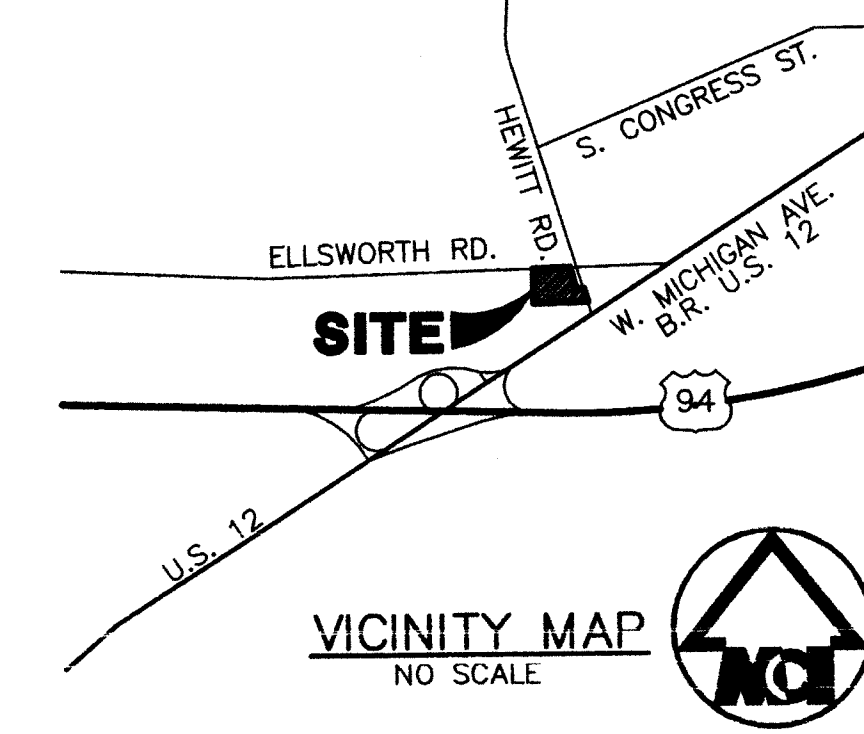
- o- U.P.
- x- ELEC. TRANSFORMER
- H- EXIST. OVERHEAD UTILITY LINE
- t- EXIST. TELEPHONE LINE
- e- EXIST. ELECTRIC LINE
- g- EXIST. GAS LINE
- w- EXIST. WATER MAIN
- d- EXIST. HYDRANT
- v- EXIST. GATE VALVE IN WELL
- r- EXIST. STORM SEWER
- s- EXIST. CATCH BASIN OR INLET
- SS- EXIST. SANITARY SEWER
- R- TELEPHONE RISER
- FC- FENCE
- SC- SECTION CORNER

**ZONING:**

1. Existing Zoning: B-3, General Business
2. Parking Conditions:
  - (a) Total Parking Spaces Required by Existing Zoning - 485
  - Total Parking Spaces Existing - 9
  - Handicap Spaces Required by Zoning - 10
  - Handicap Spaces Existing - 10
3. Density Regulations: none
4. Set Backs:
  - Front Yard = 20'
  - Side Yard = 0'
  - Rear Yard = 20'

Zoning information as shown on this drawing was taken from the current Zoning Ordinance of the municipality in which the parcel(s) lies. Any opinions expressed by the Surveyor as to the conformance of this parcel(s) to the current Zoning Ordinance are based upon the Surveyor's interpretation of the Zoning Ordinance. The municipality's zoning official should be contacted to obtain an official statement as to the zoning conformance of this site.

**POINT OF BEGINNING EASEMENT**



**LEGAL DESCRIPTION**

Commencing at the North 1/4 corner of fractional Section 18, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan; thence South 88 degrees 32 minutes 30 seconds East 1344.96 feet along the North line of said fractional Section 18 and the centerline of Ellsworth Road for a place of beginning; thence continuing South 88 degrees 32 minutes 30 seconds East 538.53 feet along the North line of said fractional Section 18 and the centerline of Ellsworth Road; thence South 13 degrees 26 minutes 23 seconds East 350.00 feet parallel with the West line of French Claim 690 and the centerline of Hewitt Road; thence South 88 degrees 32 minutes 30 seconds East 165.00 feet parallel with the North line of said fractional Section 18 and the centerline of Ellsworth Road; thence South 13 degrees 26 minutes 23 seconds East 200.84 feet along the West line of said French Claim 690 and the centerline of Hewitt Road; thence North 88 degrees 32 minutes 30 seconds West 840.01 feet parallel with the North line of said fractional Section 18 and the centerline of Ellsworth Road; thence North 1 degrees 27 minutes 30 seconds East 513.00 feet to the place of beginning, being a part of the North 1/2 of said fractional Section 18, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan; Excepting therefrom the Easterly 43 feet thereof.

**Easement Parcel**  
Easement for Landscaping and Planting described as follows: Commencing at the North 1/4 corner of fractional Section 18, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan; thence South 88 degrees 32 minutes 30 seconds East 1324.96 feet along the North line of said fractional Section 18 and the centerline of Ellsworth Road for a place of beginning of said easement for landscaping and planting; thence continuing South 88 degrees 32 minutes 30 seconds East 20.00 feet along the North line of said fractional Section 18 and the centerline of Ellsworth Road; thence South 1 degrees 27 minutes 30 seconds West 513.00 feet; thence North 88 degrees 32 minutes 30 seconds West 20.00 feet parallel with the North line of said fractional Section 18 and the centerline of Ellsworth Road; thence North 1 degrees 27 minutes 30 seconds East 513.00 feet to the place of beginning, as disclosed in instruments recorded in Liber 2104, page 481, and Liber 2104, page 483.

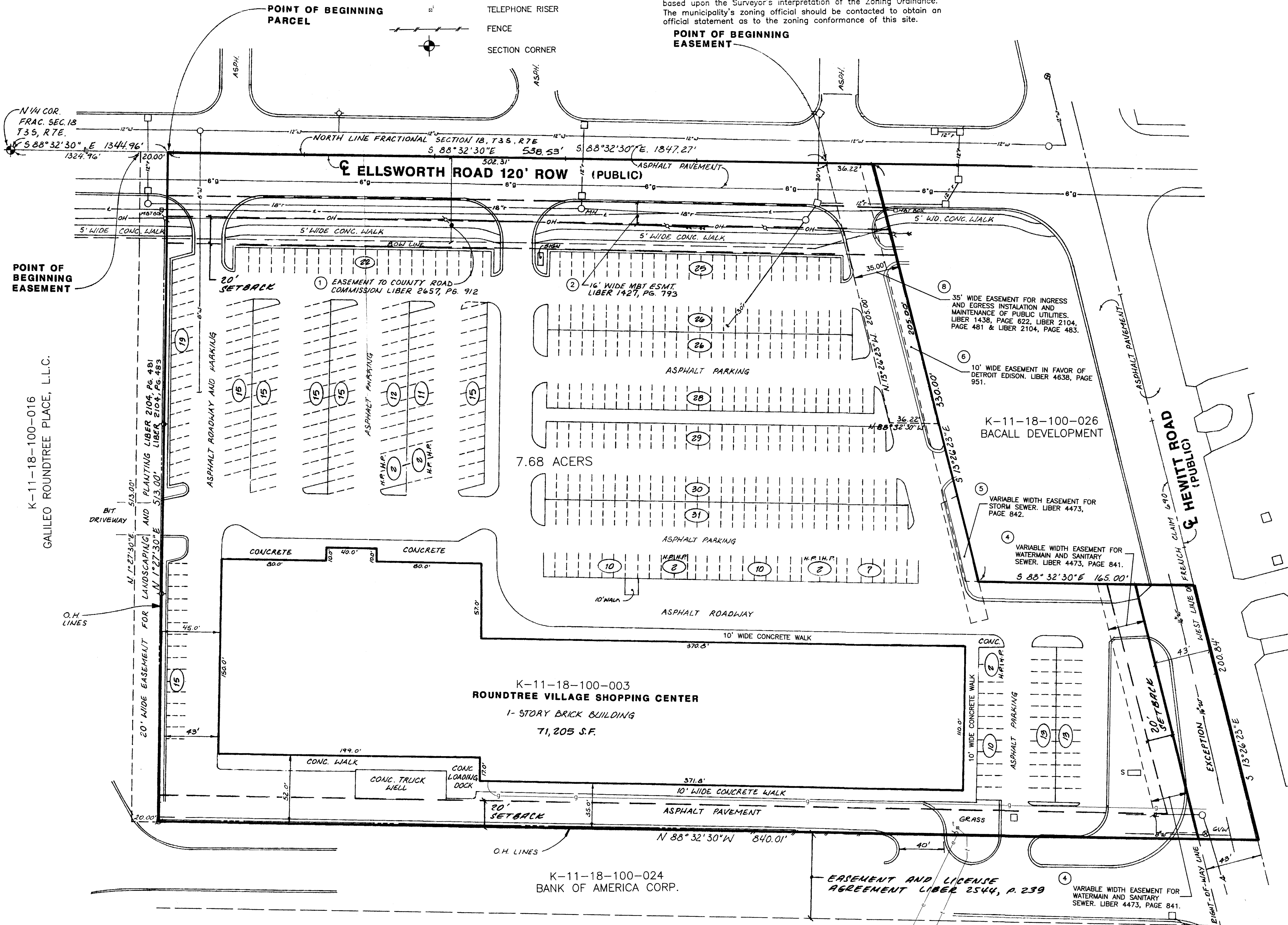
- Being subject to:
1. Easement in favor of County Road Commission and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 2657, Page 912. (plotted)
  2. Right of Way in favor of Michigan Bell Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1427, Page 793. (plotted)
  3. Terms and Conditions of Agreement-Easement-Restrictions in favor of the Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1432, Page 931. (blanket)
  4. Water Main and Sanitary Sewer Easement in favor of Bacall Development - Ypsilanti, LLC, a Michigan limited liability company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4473, Page 841. (plotted)
  5. Storm Sewer Easement in favor of Bacall Development - Ypsilanti, LLC, a Michigan limited liability company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4473, Page 842. (plotted)
  6. Detroit Edison Underground Easement (Right of Way) in favor of the Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4638, Page 951. (plotted)
  7. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
  8. Rights of others over that portion of the land used as ingress and egress to other lands, as contained in instruments recorded in Liber 2104, Page 481 and Liber 2104, Page 483 and Liber 1438, Page 622. (plotted)

**CERTIFICATE OF SURVEY**

TO: MB Financial Bank, ITS SUCCESSORS AND ASSIGNS, E-II HOLDINGS COMPANY, L.L.C., METROPOLITAN TITLE COMPANY, a division of FIRST AMERICAN TITLE INSURANCE COMPANY;

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11b, and 13, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: JUNE 19, 2008  
 PATRICK L. HASTINGS, P.S.#37277  
 STATE OF MICHIGAN  
 PROFESSIONAL SURVEYOR  
 NO. 37277





March 25, 2026

Mr. Mark Yandrick  
Township Planning Director  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: The Game Vault  
Preliminary Site Plan Review #1

Dear Mr. Yandrick:

We have completed the first preliminary site plan review of the plans dated February 10, 2026 and received by OHM Advisors on March 19, 2026.

At this time, the plans are recommended for consideration by the Township Planning Commission. A brief description of the project has been provided below, followed by a list of anticipated required permits and approvals.

Due to the nature of the project as proposed, detailed engineering comments are not anticipated; however, our office can review a detailed engineering submittal upon request by the Township. It shall be noted that any exterior improvements (sidewalk/parking, impervious surfaces, etc.) or changes to the existing utilities (water, sanitary, storm) would require additional review by our office.

**A. PROJECT AND SITE DESCRIPTION**

The applicant is proposing an interior change of use for the proposed PlayVerse Reno Family Fun Center, an indoor, family-oriented recreation facility within an existing 8,000 square-foot tenant space in the Roundtree Village shopping center located at 2287 Ellsworth Road. No exterior building modifications or site layout/parking lot changes are proposed. Changes to the utilities (water, sanitary, storm) are not proposed or required.


**B. REQUIRED PERMITS & APPROVALS**


The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: [stacie.monte@ohm-advisors.com](mailto:stacie.monte@ohm-advisors.com)).

- ▼ **Ypsilanti Township Fire Department:** Review and approval is required.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,  
OHM Advisors

  
\_\_\_\_\_  
Stacie L. Monte

  
\_\_\_\_\_  
Matthew D. Parks, P.E.

SLM/MDP



cc: Lauren Doppke, Township Staff Planner  
Doug Winters, Township Attorney  
Sally Elmiger, CWA, Township Planning Consultant  
Steven Wallgren, Township Fire Marshall  
File

P:\0000\_0100\SITE\_YpsilantiTwp\2026\0098261030\_2287 Ellsworth Ave\_The Game  
Vault\MUNI\01\_SITE\PSP#1\The Game Vault\_PSP#1\_2026-03-25.docx

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**RE: Preliminary Site Plan/Special Land Use; The Game Vault (2287 Ellsworth Avenue)**

---

**From** Scott Westover <SWestover@ycua.org>  
**Date** Wed 3/18/2026 4:03 PM  
**To** Mark Yandrick <myandrick@ypsitownship.org>  
**Cc** Sally Elmiger <selmiger@ypsitownship.org>

No water or sanitary work is proposed. YCUA has no comments or concerns with this project.

---

**From:** Mark Yandrick <myandrick@ypsitownship.org>  
**Sent:** Wednesday, March 18, 2026 3:29 PM  
**To:** Gary Streight <streightg@wroads.org>; Sally Elmiger <selmiger@ypsitownship.org>; Matt Parks <matt.parks@ohm-advisors.com>; Stacie Monte <stacie.monte@ohm-advisors.com>; Scott Westover <SWestover@ycua.org>; Steven Wallgren <swallgren@ypsitownship.org>; Lauren Doppke <ldoppke@ypsitownship.org>; marsikt@washtenaw.org; Taylor, Elizabeth <taylor@wroads.org>  
**Subject:** Preliminary Site Plan/Special Land Use; The Game Vault (2287 Ellsworth Avenue)

Please see the attached plans and application for Preliminary Site Plan and Special Land Use at 2287 Ellsworth.

We kindly ask that these reviews be completed by **April 9, 2026**.

Thanks,  
Mark



**Mark Yandrick, AICP, GISP**  
Planning Director  
734.544.3678  
7200 S. Huron River Dr.  
[ypsitownship.org](http://ypsitownship.org)

---

Where Your Future Grows

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**RE: Preliminary Site Plan/Special Land Use; The Game Vault (2287 Ellsworth Avenue)**

---

**From** Streight, Gary <streightg@wcroads.org>

**Date** Wed 4/1/2026 8:28 AM

**To** Mark Yandrick <myandrick@ypsitownship.org>; Sally Elmiger <selmiger@ypsitownship.org>; Matt Parks <matt.parks@ohm-advisors.com>; Stacie Monte <stacie.monte@ohm-advisors.com>; Scott Westover <swestover@ycua.org>; Steven Wallgren <swallgren@ypsitownship.org>; Lauren Doppke <ldoppke@ypsitownship.org>; marsikt@washtenaw.org <marsikt@washtenaw.org>; Taylor, Elizabeth <taylor@wcroads.org>

Mark,

As this is an existing site the WCRC does not have any comments and will not require a permit application for the change.

**Gary Streight, P.E.**  
Senior Project Manager - Permits



Washtenaw County Road Commission  
555 N. Zeeb Road, Ann Arbor, Michigan

Direct: (734) 327-6692 | Main: (734) 761-1500  
[wcroads.org](http://wcroads.org) | [Follow us on Facebook](#)

---

**From:** Mark Yandrick <myandrick@ypsitownship.org>

**Sent:** Wednesday, March 18, 2026 3:29 PM

**To:** Streight, Gary <streightg@wcroads.org>; Sally Elmiger <selmiger@ypsitownship.org>; Matt Parks <matt.parks@ohm-advisors.com>; Stacie Monte <stacie.monte@ohm-advisors.com>; Scott Westover <swestover@ycua.org>; Steven Wallgren <swallgren@ypsitownship.org>; Lauren Doppke <ldoppke@ypsitownship.org>; marsikt@washtenaw.org; Taylor, Elizabeth <taylor@wcroads.org>

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Thanks,  
Mark



**Mark Yandrick, AICP, GISP**  
Planning Director  
734.544.3678  
7200 S. Huron River Dr.  
[ypsitownship.org](http://ypsitownship.org)

Where Your Future Grows

**CAUTION - External Sender:** This email was received from an external sender. Please be careful clicking links or opening attachments. When in doubt, contact WCRC IT.

---

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

---

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

## Planning Commission Annual Report Calendar Year 2025

Pursuant to Section 19(2) of the Michigan Planning Enabling Act, PA 33 of 2008, the Township Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following information has been compiled with as a roster of Planning Commission members' attendance and a summary of items presented to and acted upon by the Planning Commission.

**Action Items:** Overall, the Commission held 11 meetings and considered 33 action items in 2025. This report includes a breakdown of each meeting by date, applicant, action requested, and action taken.

**Upcoming items:**

None to report currently.

Date	Applicant	Proposed Location	Request	Outcome/Action
14-Jan	Zawiyah Foundation LLC	5718 Whittaker Rd	Special Land Use - House of Worship	Postpone
	Zawiyah Foundation LLC	5718 Whittaker Rd	Preliminary Site Plan	Postpone
	Staff	N/A	2024 Planning Commission Report	N/A
28-Jan	No meeting	-	-	-
11-Feb	No meeting	-	-	-
25-Feb	UPH Ypsilanit Property LLC	1410 S Huron St	Special Land Use - Drive-Thru Restaurant	Postpone
	UPH Ypsilanit Property LLC	1410 S Huron St	Preliminary Site Plan	Postpone
	Zawiyah Foundation LLC	5718 Whittaker Rd	Special Land Use - House of Worship	Approved
	Zawiyah Foundation LLC	5718 Whittaker Rd	Preliminary Site Plan	Approved
	Staff	N/A	Election of Officers for 2025 Calander Year	N/A
11-Mar	Washtenaw Pace/Brio Living Services	2940 Ellsworth Rd	Conditional Rezoning - From R-4 to RM-LD	Approved
	Allied Signs	2010 Whittaker Rd	Major PD Change - Admendment to Kroger Sign Package	Approved
25-Mar	Tortilla Tita	585 Joe Hall	Special Land Use - Food Processing Facility	Approved
	Tortilla Tita	585 Joe Hall	Preliminary Site Plan	Approved
	Holiday Inn Express	350 & 460 Joe Hall	Preliminary Site Plan	Approved
8-Apr	UPH Ypsilanit Property LLC	1410 S Huron St	Special Land Use - Drive-Thru Restaurant	Approved
	UPH Ypsilanit Property LLC	1410 S Huron St	Preliminary Site Plan	Approved
22-Apr	No meeting	-	-	-
13-May	Melinda Cutliff	9674 Falmouth Dr	Child Group Daycare	Approved
	MNL Investment LLC	10131 Textile Rd	Class A Designation - Pole Sign	Approved
	Ypsi Oil Company Inc	2120 Rawsonville Rd	Class A Designation - Pole Sign	Approved
27-May	No meeting	-	-	-
10-Jun	No meeting	-	-	-
24-Jun	No meeting	-	-	-
8-Jul	No meeting	-	-	-
22-Jul	Zippy Car Wash	1822 W Michigan Ave	Special Land Use - Car Wash	Postpone
	Zippy Car Wash	1822 W Michigan Ave	Preliminary Site Plan	Postpone
12-Aug	No meeting	-	-	-
26-Aug	Creekside Village North	6601 Tuttle Hill Rd	Special Land Use - Site Condominium	Postpone
	Creekside Village North	6601 Tuttle Hill Rd	Preliminary Site Plan	Postpone
	UHaul	2251 and 2269 Parkwood Ave	Preliminary Site Plan	Approve
9-Sep	Zippy Car Wash	1822 W Michigan Ave	Special Land Use - Car Wash	Approved
	Zippy Car Wash	1822 W Michigan Ave	Preliminary Site Plan	Approved
23-Sep	No meeting	-	-	-
14-Oct	No meeting	-	-	-
28-Oct	No meeting	-	-	-
10-Nov	Staff	N/A	Zoning Text Amendment - Data Centers	Approved
	Staff	N/A	Adoption of 2026 Calander Year	Approved
11-Nov	No meeting	-	-	-
25-Nov	Creekside Village North	6601 Tuttle Hill Rd	Special Land Use - Site Condominium	Approved
	Creekside Village North	6601 Tuttle Hill Rd	Preliminary Site Plan	Approved
9-Dec	Phoenix House	1241 E Cross	Special Land Use - Adult Foster Care Small Group Home	Postpone
	Phoenix House	1241 E Cross	Preliminary Site Plan	Postpone
	Urban Air Park	2850 Washtenaw	Special Land Use - Indoor Commercial Recreational Facility	Approved
	Urban Air Park	2850 Washtenaw	Preliminary Site Plan	Approved
23-Dec	No meeting	-	-	-