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



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

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

WORK SESSION AGENDA
Tuesday, June 23, 2026
At the conclusion of the Regular Meeting.

7200 S Huron River Drive
Ypsilanti, MI 48197
1st Floor Conference Room

1. PROPOSED ZONING TEXT AMENDMENTS

**Bucket #1
Draft Zoning Ordinance Amendments**

Article IV – Form Based Districts

Ypsilanti Township

Form Based Districts

Issue: The current ordinance allows theatres and public assemblies in the General Business (GB) zoning district as “permitted uses” while houses of worship are “Special Land Uses.” Through the Federal Law on Religious Institutions and Land Uses, the litmus test is a house of worship should follow the same planning process as a place of assembly or theatre. Staff has identified a conflict in the General Business zoning district where the planning process for a place of assembly is different than the planning process for a house of worship. We are proposing to modify the “Theaters, public assembly halls, concert halls or similar places of public assembly” from Permitted Use to a Special Land Use to align with Houses of Workshop

Ordinance Change: See proposed amendments to Sec. 420, Business Districts Use Table

ARTICLE IV. – DISTRICT REGULATIONS

Sec. 420. – Table of Uses:

4. Business districts table of uses identifies the uses allowed in the following commercial districts:

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Civic/Institutional			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	P	P	
Public utility buildings, without storage yards; water and sewage	—	—	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
Business schools and colleges or private schools operated for profit	—	SL-PC	
Recreation			
Theaters, public assembly halls, concert halls or similar places of public assembly	—	Perm. Use SL-PC	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Outdoor children's amusement parks, miniature golf courses, golf driving ranges, and similar uses	—	SL-PC	Subject to conditions in Section 1130 .
Small group or one-on-one exercise studios	P	P	
Fitness, gymnastics, and exercise centers	—	SL-PC	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses		SL-PC	Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

Bucket #2 Draft Zoning Ordinance Amendments

Article V – Form Based Districts

Ypsilanti Township

Form Based Districts

Issue: The current ordinance does not allow a mix of residential, office and retail in the Form Based Districts except for Town Center. The mix of residential, office and retail are desired land uses on the same property for a mixed-use development. Also, the Township received variance requests for three projects in 2024 - 2025 regarding the window transparency requirements in the Form-Based Districts, including Sheetz, Whitewater Auto Wash, and Culver's.

Ordinance Change: See proposed amendments to Sec. 502. – *Applicability and organization*, and Sec. 504 through 506. – *Neighborhood corridor, Regional corridor, and Town Center*. Also, see proposed amendments to Sec. 507. – *Design Standards*. The proposed change to the transparency calculation reduces the requirement by 20%..

ARTICLE V. - FORM BASED DISTRICTS

Sec. 502. - Applicability and organization:

2. *Regulating plan:* The Form Based District shall be governed by a Regulating Plan that is specific to the area.
 - A. The Regulating plan based on the site type determines building form and allowable use for each property within a form-based district.
 - B. The Regulating plan is based on four (4) factors: Corridor Type, Site Type; Building Form; and Use Group.
 - (1) Corridor Type: Corridor types are identified as Neighborhood, Regional, or Town Center as determined by the Master Plan.
 - (2) Site Types: Site Types are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
 - (3) Building Form Standards and Types: Building form standards and types establish the parameters for building form, height, and placement; specifically applied to each district based upon the regulating plan.
 - (4) Authorized Use Groups: Authorized land uses are organized by use groups. Authorized use groups are specifically applied to each District based upon the regulating plan.
 - C. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
 - (1) Find the site in question on the regulating plan map.
 - (2) Identify the corridor type: Corridors will be classified Neighborhood, Regional, or Town Center.
 - (3) Identify the site type for the site in question. Sites will be classified Site Type A, B, ~~or C~~, or D, as applicable in each district.

[NO OTHER PROPOSED CHANGES TO THIS SECTION.]

Sec. 504. - Neighborhood corridors:

2. *Use groups by category-neighborhood corridors:*

Neighborhood Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, or 3 , <u>or 4</u> that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167 .
Any single use building over ten thousand (10,000) sq/ft.

Veterinary clinics or hospitals, subject to regulations in Section 1116 , or Section 1117 .
Commercial kennels/pet day care, subject to regulations in Section 1161 .
Technology centers/office research.
Mortuaries/Funeral homes, subject to regulations in Section 1115 .
Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129 .
Financial Institution with drive-through, subject to regulations in Section 1118 .
Vehicle fueling/multi-use station, subject to conditions in Section 1126 .

[NO OTHER PROPOSED CHANGES TO THIS SECTION.]

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Sec. 505. - Regional corridors:

2. Use groups by category-regional corridors:

Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, or 3 , <u>or 4</u> that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117 , as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167 .

Retail over 30,000 sq/ft.
Commercial kennels/pet day care, subject to regulations in Section 1161 .
Hospitals.
Technology centers/office research.
Mortuaries/Funeral homes, subject to regulations in Section 1115 .
Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118 .
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Outdoor commercial recreational facilities, subject to regulations in Section 1130 .
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129 .
Vehicle fueling/multi-use station, subject to conditions in Section 1126 .
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121 .

[NO OTHER PROPOSED CHANGES TO THIS SECTION.]

Sec. 506. – Town center:

2. *Use groups by category-Town Center:*

Town Center Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101 .
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, 3, or 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155 .
Bed and breakfast operations, subject to regulations in Section 1107 .
Use Group 3
Office/Institutional:
Civic buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117 , as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161 .

Retail over 10,000 sq/ft.
Technology centers/office research.
Senior assisted/independent living, subject to regulations in Section 1160 .
Group day care homes, subject to regulations in Section 1155 .
Lodging, subject to regulations in Section 1122 , Section 1123 , or Section 1124 , as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light industrial/warehousing.
Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135 .
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118 .

[NO OTHER PROPOSED CHANGES TO THIS SECTION.]

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Sec. 507. - Design standards:

1. *Design standards:* In addition to standards set forth in this ordinance, all proposed development shall comply with the standards set forth herein.

[NO CHANGES ARE PROPOSED TO PARAGRAPHS A - C.]

D. Architectural design and building materials:

- (1) Intent: To create a character for the form-based district that encourages the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.
- (2) Building materials: Building materials should be of high quality and durable, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
- (3) Architectural design standards:
 - a. Building massing and scale:
 - i. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur through step-backs as a building ascends upward.
 - ii. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.
 - iii. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
 - b. Façade variation:
 - i. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.
 - ii. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
 - iii. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.

E. Transparency:

- (1) Intent: The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street and parking areas are visible to occupants of the building.
- (2) Transparency standards:
 - a. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective, or opaque glass do not meet the definition of façade transparency. Visibility through the required

transparency must portray the principal use of the operation and shall not portray secondary or back-of-house operation areas, including but not limited to, laundry, cleaning supply, stock or storage areas.

- b. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty percent (30%) of the façade.
 - c. First-floor transparency is measured between ~~two (2)~~ three (3) and eight (8) feet above the first-floor elevation.
 - d. Nothing shall be placed on or inside windows to reduce transparency less than the fifty percent (50%) requirement.
 - e. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.
- (3) Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted towards the transparency requirements for facades that face on a right-of-way.
- a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
 - i. Expression of structural system and infill panels through change in plane not less than three inches.
 - ii. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
 - iii. System of horizontal and vertical reveals not less than one inch in width/depth.
 - iv. Variations in material module, pattern, and/or color.
 - v. System of integrated architectural ornamentation.
 - vi. Green screen or planter walls.
 - vii. Translucent, frosted, fritted, patterned, or colored glazing/glass.
 - b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
 - c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.
 - d. Flag poles on masonry base surrounded by landscaping.

[NO OTHER PROPOSED CHANGES TO THIS SECTION.]

Bucket #3
Draft Zoning Ordinance Amendments
Article XVIII. – Changes and Amendments
Ypsilanti Township

Pre-Application Meeting Requirement for Rezoning/Conditional Rezoning Requests

Issue: The current ordinance does not require a Pre-Application Meeting for a rezoning or conditional rezoning request. Requiring a Pre-Application Meeting to discuss the rezoning request could assist the applicant by confirming that rezoning will accomplish their desired results, as well as educate the applicant about the rezoning/conditional rezoning process, requirements, and criteria. It could also help to avoid unnecessary work.

Ordinance Change: See proposed amendments to Sec. 1802. – *Application procedure*, and Sec. 1805. – *Conditional rezoning procedures*.

ARTICLE XVIII. – CHANGES AND AMENDMENTS

[NO CHANGES ARE PROPOSED TO SEC. 1801.]

Sec. 1802. - Application procedure:

Before formally requesting an amendment to this ordinance text or the Official Zoning Map, the applicant shall schedule a pre-application meeting with the Township to discuss the request, submittal requirements, and review procedures and criteria. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine any additional required review procedures related to the amendment. Requesting a pre-application meeting requires submission of a meeting application form, fee, and materials that illustrate the proposed amendment.

After the pre-application meeting is conducted, An applicant shall formally request an amendment to this ordinance text or the Official Zoning Map ~~shall be initiated~~ by submission of a completed application on a form supplied by the Zoning Administrator, including an application fee, which shall be established by resolution of the Township Board. Amendments initiated by the Township Board or Planning Commission do not require an application or fee.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[NO CHANGES ARE PROPOSED TO SEC. 1803 or 1804.]

Sec. 1805. - Conditional rezoning procedures:

1. Authorization and limitations. The Township Board shall have the authority to place conditions on a rezoning, provided the conditions have been voluntarily offered in writing by the applicant and are acceptable to the Township Board. In exercising its authority to consider a conditional rezoning, the Township is also authorized to impose the following limitations:

- A. An owner of land may voluntarily offer written conditions relating to the use and/or development of land for which a conditional rezoning is requested. This offer may be made either at the time the application for conditional rezoning is filed, or additional conditions may be offered at a later time during the conditional rezoning process as set forth below.
 - B. The owner's offer of conditions may not authorize uses or developments not permitted in the requested new zoning district. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which the conditional rezoning is requested.
 - C. Any use or development proposed as part of an offer of conditions that would require special use approval under the terms of this ordinance may only be commenced if special use approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
 - D. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
 - E. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the terms of this ordinance.
2. Amendment of conditions. The offer of conditions may be amended during process of conditional rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner and confirmed in writing. An owner may withdraw in writing all or part of its offer of conditions any time prior to final rezoning action of the Township Board, provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing and recommendation of the original rezoning request, then the rezoning application shall be referred back to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.
 3. Procedure. The procedure for consideration of Conditional Rezoning request shall be the same as provided in Section 1804 for other rezoning requests and the requirements of said Sections shall be applicable to Conditional Rezoning Agreement shall include the following:
 - A. Before formal application for a Conditional Rezoning, the applicant shall schedule a pre-application meeting with the Township to discuss the request, submittal requirements, and review procedures and criteria. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine any additional required review procedures related to the . Requesting a pre-application meeting requires submission of a meeting application form, fee, and materials that illustrate the proposed amendment.
 - B. After a pre-application meeting is conducted, an applicant shall formally request a Conditional Rezoning request ~~shall be initiated~~ by the submission ~~by the applicant~~ of a proposed Conditional Rezoning Agreement. A Conditional Rezoning Agreement shall include the following:
 - (1) A written statement prepared by the applicant that confirms the Conditional Rezoning Agreement was proposed by the applicant and entered into voluntarily.
 - (2) A written statement prepared by the applicant that confirms that the property shall not be used or developed in a manner that is inconsistent with conditions placed on the rezoning.
 - (3) A list of conditions proposed by the applicant.
 - (4) A time frame for completing the proposed improvements.
 - (5) A legal description of the land.(6)A Sketch Plan in sufficient detail to illustrate any specific conditions proposed by the applicant.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]