



REGULAR MEETING AGENDA

Tuesday, September 22, 2026

6:30 P.M.

Township Civic Center Board Room

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 or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF PLANNING COMMISSION MEETING MINUTES
 - A. APPROVAL OF THE SEPTEMBER 8TH, 2026 PLANNING COMMISSION MEETING MINUTES
5. PUBLIC HEARINGS
 - A. **ZONING ORDINANCE AMENDMENT – APPENDIX A, ARTICLE 5 – FORM BASED DISTRICT**
- PROPOSED MODIFICATIONS TO ZONING ORDINANCE ARTICLE 5, SEC. 506 – TOWN CENTER REGULATING PLAN FOR THE FOLLOWING PROPERTY: 7151 KALITTA CT (K-11-16-360-008) FROM SITE TYPES A & B TO SITE TYPE D.
 - B. **ZONING ORDINANCE TEXT AMENDMENTS - APPENDIX A, ARTICLE 2 – CONSTRUCTION OF LANGUAGE, ARTICLE 8 – GENERAL PROVISIONS, ARTICLE 11 – SPECIFIC USE PROVISIONS, AND ARTICLE 12 – ACCESS, PARKING, AND LOADING REQUIREMENTS.**
 1. PROPOSED AMENDMENTS TO SECTION 201 – DEFINITIONS
 2. PROPOSED AMENDMENTS TO SECTION 802 – ACCESSORY BUILDING AND STRUCTURES, AND ACCESSORY USES
 3. PROPOSED AMENDMENTS TO SECTION 806 – TEMPORARY STRUCTURES
 4. PROPOSED AMENDMENTS TO SECTION 1129 – MOBILE FOOD VENDING SERVICES (I.E. FOOD TRUCK)
 5. PROPOSED AMENDMENTS TO SECTION 1208 – PARKING COMMERCIAL VEHICLES IN RESIDENTIAL AREAS
6. OLD BUSINESS - NONE
7. NEW BUSINESS
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. PLANNING COMMISSION MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT

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

10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT
 - NEXT SCHEDULED MEETING, SEPTEMBER 29, 2026 (SPECIAL WORK SESSION)
 - NEXT REGULAR MEETING IS OCTOBER 13, 2026

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION MEETING
Tuesday, September 8, 2026
6:30 pm**

COMMISSIONERS PRESENT

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

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

- **CALL TO ORDER/ESTABLISH QUORUM**

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

- **APPROVAL OF AGENDA**

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

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

MOTION: Mr. Sinkule **MOVED** to **APPROVE** the July 28th, 2026, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Kirby and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

None to Report.

- **OLD BUSINESS**

None to Report.

- **NEW BUSINESS**

None to Report.

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

- **Correspondence Received**

None to Report.

- **Planning Commission Members**

None to Report.

- **Members of the Audience**

None to Report.

- **TOWNSHIP BOARD REPRESENTATIVE REPORT**

Commissioner Peterson mentioned the special meeting with U of M for Wednesday September 9th.

- **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

Commissioner El-Assadi reported that the Zoning Board of Appeals approval for the variance requests for 1555 E Michigan Avenue and 1680 Grove Rd on the September 2nd ZBA meeting.

- **TOWNSHIP ATTORNEY REPORT**

None to Report

- **PLANNING DEPARTMENT REPORT**

Planning staff discussed the date options and Planning Commissioner availability for the special work session to review the 2020 Master Plan, discuss the update process, and the subcommittee group.

- **OTHER BUSINESS**

None to Report.

- **ADJOURNMENT**

MOTION: Mr. Sinkule **MOVED** to adjourn at 6:39 pm. The **MOTION** was **SECONDED** by Ms. Peterson and **PASSED** by unanimous consent.

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Respectively Submitted by Lauren Doppke

DRAFT



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: September 15, 2026

Re: Regulating Plan (Site Type) Change, 7151 Kalitta Ct.

Process

The property owner, Kalitta LLC, is seeking a site type change for his property (K-11-16-360-008) at 7151 Kalitta Court, from A&B to Site Type D. The zoning code requires a public hearing at Planning Commission meeting for this site type change within the Town Center with Planning Commission the deciding body.

The property owner has not shared an end user for this site type change but an approval would allow marketing end users for property consistent with the size of the parcel related to other parcels site type designation. Site Types A & B are generally up to 1 acre while Site Type D are generally two (2) or more acres while this site is 5.07 acres.

Please see the attached Carlisle Wortman Staff Report for a full analysis.

Conclusion/Recommendation

Staff recommends APPROVAL of the Regulating Plan to Site Type D without conditions.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 26, 2026

**Regulating Plan/Site Type Change Review
For
Ypsilanti Township, Michigan**

Applicant: Kalitta, LLC / George Kelsey.

Project Name: Kalitta Ct. Site Type Change

Plan Date: July 30, 2026
Survey Date: September 16, 2022

Location: 7151 Kalitta Ct. (I.D. K-11-16-360-008, Parcel B.1 on Survey)

Zoning: TC, Town Center, Site Types A & B

Action Requested: Regulating Plan (Site Type) Change to Site Type D

PROJECT AND SITE DESCRIPTION

The applicant is requesting a change to the site type on the Town Center Form Based Code District Regulating Plan (Sec. 506(3) – *Town Center*) for the subject property. Sec. 502. – *Applicability and Organization*, of Article 5 – *Form-Based Districts* allows the Planning Commission to consider modifications to a Regulating Plan after a Public Hearing. This issue is not considered by the Township Board.

In 2022, a lot split was approved to create this new 5.07-acre parcel. This parcel's new boundaries are not reflected on the current Zoning Map or Town Center Regulating Plan map. The new boundaries are illustrated on the survey supplied by the applicant as "Parcel B.1." (Note: The dashed lines on the survey illustrate the boundary lines of the previous platted subdivision, and ingress/egress easement for the access road. The approved lot split in 2022 overrides the previous subdivision boundaries.)

The subject site is zoned TC, Town Center District, Site Type A & B. An aerial of the proposed site is shown on the next page.

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*

Figure 1: Subject Site



Source: MapWashtenaw (Captured 2026)

Size of Subject Site:

Gross: 5.07 acres (220,803 s.f.)

Current Use of Subject Site:

Vacant, with existing access road (Kalitta Ct.)

Table 1: Adjacent Zoning and Existing Land Uses

Direction	Zoning	Existing Use
North	Adjacent Parcel: TC, Town Center, Site Type D	Adjacent Parcel: AGC Automotive Americas R&D
South	Across Kalitta Ct.: TC, Town Center, Site Type B	Across Kalitta Ct.: Ypsilanti Township Law Enforcement Center
East	Adjacent Parcel: TC, Town Center, Site Type B	Adjacent Parcel: Children's Healing Center
West	Across Huron St.: TC, Town Center, Site Type D	Across Huron St.: Aldi Grocery

TOWN CENTER FORM BASED CODE DISTRICT REGULATING PLAN

Existing Town Center (TC) Form-Based District

The Town Center (TC) zoning district is a “form-based” district. This form-based district designates a “site type” of A, B, C, or D for each property, and illustrates these designations on a “regulating plan.” The image below is the current regulating plan for the Town Center district. The subject site is outlined.

Figure 2. Existing Town Center Regulating Plan



A “site type” identifies allowed land uses per use group. Land uses are categorized into “use groups” that are similar in intensity or uses that are typically clustered together in a traditional community. We have included a description of the “site types” available for the Town Center zoning district below, as well as the “use groups” allowed by each site type. Following this is a table listing the land uses included in each use group.

Site Type

A site type for a particular parcel is determined by a number of factors, including size, access, length of frontage, location, and context. Descriptions of each possible site type are provided below:

A. Site Type A:

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the street and neighboring residential areas. Site Type A lots are typically mid-block and not located on a corner. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses. These sites are intended for small sized neighborhood residential, commercial/office, or mixed-use sites.

B. Site Type B:

Made up mostly of lots mostly between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for residential, commercial, and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

C. Site Type C:

The sites in Site Type C are mostly larger than one (1) acre in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free-standing single-use or mixed-use developments that are designed to serve a broader community-wide market. These sites are intended for community commercial/office, multiple family residential, and mixed-use sites.

D. Site Type D:

The sites in Site Type D are very large sites are generally two (2) acres or greater in area. Site Type D size and character may vary based on the unique characteristic of each parcel. This category is intended for light industrial, mixed-use sites, large scale retail, and campus style developments. Site Type D are large lots with the potential for out lots of smaller building types on same parcel.

The table on the next page from the Zoning Ordinance lists the permitted “use groups” for each “site type.”

B. Town Center Form-Based Code District Regulating Plan Table

Site Type	Building Form		Use Group Table	
Site Type A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	-----
Site Type B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	-----
Site Type C	Permitted Building Form	A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	---
Site Type D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Use Groups

Lastly, the table below from the Zoning Ordinance lists the land uses that are categorized by “use group” number:

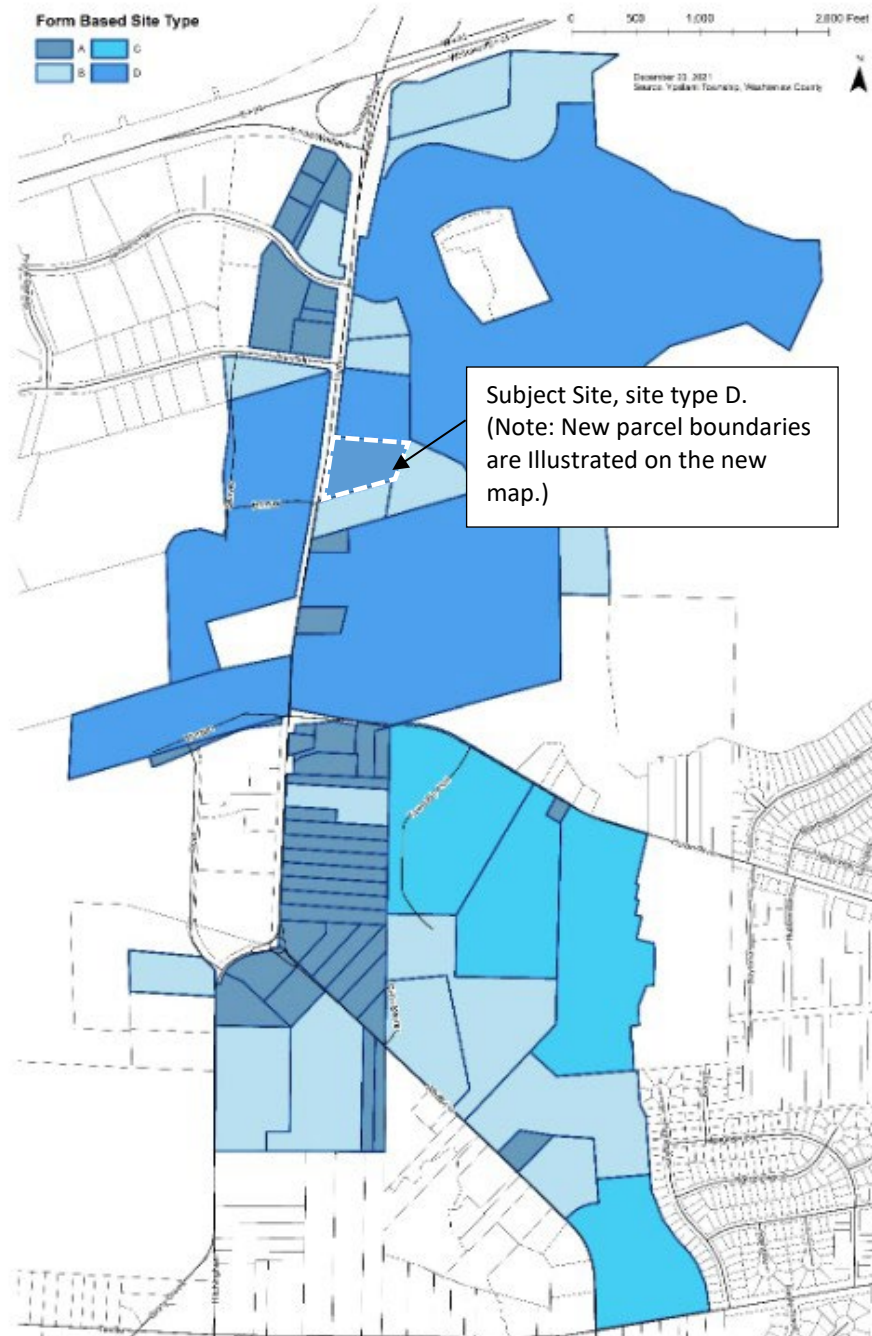
Town Center Corridors
Use Group 1
Residential Uses:
One-family detached and attached dwellings, subject to regulations in Section 1101
Two-family dwellings
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2, 3 and 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-family dwellings
Live/work units
Childcare 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 institution without 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
Theaters 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

Proposed Regulating Plan Change

The map shown below illustrates the proposed “site type” designation for the subject site in question.

Figure 3. Proposed Town Center Regulating Plan



Proposed Site Type

We have evaluated the parcel for a change to Site Type D, based on the following information.

- **7151 Kalitta Ct.:**
 - Parcel Size and Shape: 5.07 Acres. Parcel shape is irregular rectangle.
 - Location: Corner parcel at intersection of two streets (S. Huron St. and Kalitta Ct.)
 - Access: Accessible from Kalitta Ct.
 - Length of Frontage: Parcel has significant street frontage (approx. 488 feet along S. Huron St. and approx. 741 feet along Kalitta Ct.).
 - Context: This parcel creates a possible location for a retail “node” at this street intersection, given the Aldi and future Culver’s across S. Huron St.
 - Proposed Site Type D: Due to its size, and location at a corner with a traffic light, Site Type D would allow/potentially allow the greatest variety of commercial uses that could be accommodated by the parcel’s characteristics. The new uses listed under use groups 5 and 6 are all Special Land Uses, which will necessitate the applicant’s proposal to meet the Special Land Use criteria in the Ordinance, and obtain Planning Commission approval after a Public Hearing.

Process to Modify the Regulating Plan

Sec. 502. – *Applicability and Organization*, of Article 5 – *Form-Based Districts* states the following when a change to a regulating plan is needed. Ordinance provisions are listed in *italics*, followed by CWA comments after each in regular text:

5. *Modification of regulating plan: Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Article 18.*

The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

- A *The applicant's property cannot be used for the purpose permitted in the form-based district.*

CWA Comment: Use groups 2, 3 and 4 are permitted in the existing site types A & B, as well as the proposed site type D. The difference in site type D is:

- Single-family detached and attached residential, and two-family residential uses would no longer be allowed. Given the commercial character of this part of S. Huron St., we would consider this change to be consistent with the surrounding land uses.
- Site type D would also possibly allow more commercial uses, in addition to uses that have a drive-through component if any such proposal received Special Land Use approval from the Planning Commission. Again, we think this change would be consistent with the surrounding land uses along S. Huron St., and the Township would have additional protections in place to consider any of the Special Land Uses that a site type D could propose.

- B. *Area has been added to or deleted from the subject property in question, requiring the modification.*

CWA Comment: As described above, the subject site’s property was combined to create a larger parcel in 2022. This larger parcel size is consistent with the size for a site type D designation.

- C. *The proposed modification and resulting development will not alter the essential character of the area.*

CWA Comment: The proposed uses of the new 5.07-acre parcel created in 2022 are not currently known. However, as a site type D, single-family and similarly-scaled residential uses would not be permitted. Also, a site type D could possibly expand potential commercial uses as a Special Land Use proposal, after evaluation and approval by the Planning Commission.

- D. *The proposed modification meets the intent of the district.*

CWA Comment: Per the Ypsilanti Township 2020 Master Plan, this site is located in the Township Core future land use category. The intent of this category is to serve as the central gathering place and commercial base of the township. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of the Township residents. Given the site's frontage on S. Huron St., that it's a corner lot on intersection with a traffic light, and that it is close to other commercial uses, we think changing the site type to "D," which potentially allows for a greater diversity of commercial uses, meets the intent of this district.

- E. *Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.*

CWA Comment: Kalitta Ct. was built within the last five years. Kalitta Ct. gives the site access to S. Huron St. via a new traffic light. Given these new facilities, it is our opinion that this location could accommodate the traffic generated by the uses allowed/potentially allowed on a site type D property.

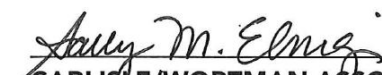
- F. *Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.*

CWA Comment: See our comments under "D" above.

RECOMMENDATIONS

We recommend approving the proposed change to the Town Center Regulating Plan, changing the site type for the subject property from A & B to D. We base this recommendation on the site's characteristics of size (5.07 acres), having road frontage on both S. Huron St. and Kalitta Ct., that this intersection is controlled by a traffic light. The Town Center is intended to be the commercial core of the Township, and this site type change could help realize this goal. Therefore, we think the proposal meets the criteria to modify the Town Center Regulating Plan.

In addition, the new land uses listed for a site type D are all Special Land Uses. The Planning Commission will have the authority to evaluate any of the new uses against the Special Land Use criteria to ensure that this site can accommodate the use.


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>

REZONING/ CONDITIONAL REZONING/ ORDINANCE TEXT/ MASTER PLAN AMENDMENT APPLICATION

I. APPLICATION TYPE



Rezoning*



Ordinance Text Amendment



Conditional Rezoning*



Master Plan/Future Land Use Map Amendment

II. PROJECT LOCATION (if applicable)

Address: 7151 Kalitta Ct, Ypsilanti, MI, 48197

Parcel ID #: K-11- 16-360-008

Current Zoning: Town Center - SiteType B Proposed Zoning (if rezoning): TC - Site Type D - SEE ATTACHED

Lot Number: NA Subdivision: NA



Legal description (including tax code) is attached to this application

III. APPLICANT INFORMATION

Applicant Name: Kalitta, LLC/George Kelsey Phone: [REDACTED]

Applicant address: 818 Willow Run Airport City: Ypsilanti State: MI Zip: 48198

Fax: [REDACTED] Email: [REDACTED]

Is applicant the property owner?



YES



NO**

**If applicant is not the owner of the property, please attach a letter of interest, written authorization from the property owner, and purchase agreement to this application



Applicant has attached a letter of interest and written authorization

IV. FEES

Total: \$3,000

Breakdown of fee: Non-refundable: \$1,500
Refundable: \$1,500

V. APPLICANT SIGNATURE


Applicant Signature

George Kelsey

Print Name

7-30-2026
Date

*For rezoning applications only:

Applicant agrees to post signage for public notice, adhering to the requirements detailed on the following page:

Applicant Signature

Print Name

Date

RECEIVED
BY _____
AUG 03
YPSILANTI TOWNSHIP
OF



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>

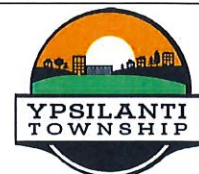
OFFICE USE ONLY

Rezoning/ Conditional Rezoning/ Ordinance Text/ Master Plan Amendment Application Checklist

☐ The application is filled out in its entirety and includes the signature of the applicant	☐ A site analysis plan, the scale of which shall be no less than one inch = 200 feet and includes the following:
☐ A legal description of the property, including the street address and tax code numbers of the subject property	☐ A title indicating the nature of the rezoning request, the applicant's name and the site address or general location
☐ A written description of how the requested rezoning satisfies the requirements identified in Section 2703	☐ A legend indicating the owner of record, the engineer, surveyor or drafter, as applicable, the date of submission, scale and north arrow
☐ Fees	☐ A boundary survey of the subject property
☐ If applicant is not the property owner:	☐ The location of existing site boundary lines, buildings, structures or other improvements, parking areas, driveways, points of ingress and egress for the site and adjacent parcels
☐ Attached statement of the applicant's interest in the subject property	☐ The location, width and names of existing streets and public or private easements adjacent to the site
☐ Name and address of the record owners	☐ The location of existing and proposed man-made features, including but not limited to drainage or utility structures or improvements
☐ Record owners' and other interested parties' signed consent to the petition	☐ The location of existing natural features, including but not limited to the location of existing drainage courses, regulated floodplains or wetlands and other relevant information the Planning Commission has determined to be necessary and essential to making an informed recommendation to the Township Board
	☐ Existing and proposed zoning classification(s) of the site and adjacent parcels.

*Rezoning/ Conditional Rezoning Only (in addition to information above)

☐ If a conditional rezoning, 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. See Section 1803 for more details.
☐ Applicant has agreed to post signage for public notice, adhering to the following guidelines:
☐ Sign will be 3' x 3'
☐ Sign to be painted white
☐ Sign must say: "This property petitioned for rezoning from XX to XX" with four-inch tall block letters and state: "If you have any questions call the Charter Township of Ypsilanti Planning Department at 734-544-4000 ext. 1"
☐ Sign shall indicate the rezoning identification number assigned by the Township with two-inch tall block letters.



Kalitta, LLC

Memorandum

To: Charter Township of Ypsilanti, Office of Community Standards

From: George Kelsey

CC: Charlie Koenn, Swisher Commercial

To Whom It May Concern:

Attached is the rezoning application and the supporting documents. I have signed the application and attached a check in the amount of \$3,000.00, which represents the non-refundable and refundable fees.

If you have any questions, you can reach me by phone at my office at [REDACTED]
or you can email me at [REDACTED]

RE: 7151 Kalitta Ct, Ypsilanti, MI 48198
Parcel # K-11-16-360-008

We are requesting to modify the Regulatory Plan in Article V, Section 506, page 1-4, for the subject property from Site Type B to Site Type D.

The subject property was reconfigured after the current zoning ordinance was adopted. This parcel qualifies for the change to Site Type D as it is 5.07 acres shown on the attached survey identified as parcel B.1.

Additional information attached:

- property data sheet
- survey & legal description
- excerpts from current zoning ordinance w/ site identified and proposed designations
- letters of approval for land splits from Ypsilanti Township



Washtenaw County Parcel Report

Parcel ID: K -11-16-360-008

Report Generated: 8/20/2024

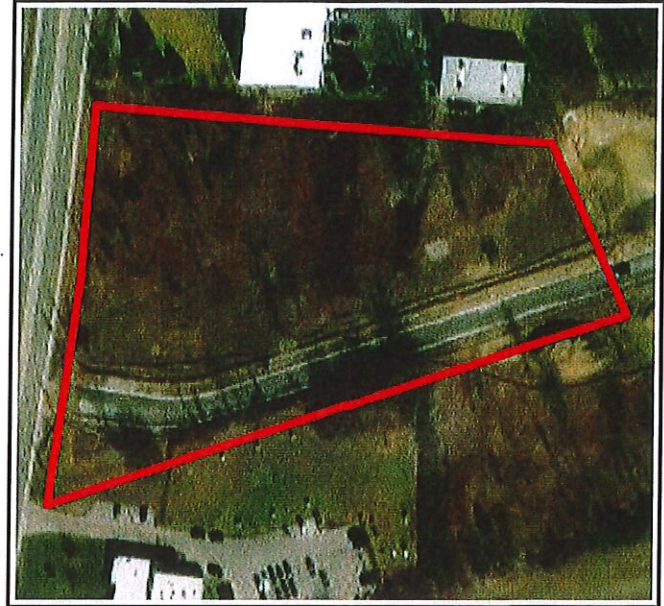
PIN: K -11-16-360-008
Property Address: 7151 KALITTA CT
YPSILANTI, MI 48197

CVT Code: K
CVT Description: TOWNSHIP OF YPSILANTI
School: 81020, YPSILANTI PUBLIC SCHOOLS
Property Class: 202, COMMERCIAL VACANT

Principal Residence Exemption (PRE) %: 0%

Owner Information:

Owner: KALITTA LLC
Address: 818 WILLOW RUN AIRPORT
YPSILANTI, MI 48198



Values:

Assessed Value: 379,900 **SEV:** 379,900 **Drain Assessment (not including drain debts) (last 3 years):**

Capped Value: 54,555 **Taxable Value:** 54,555

Year	Drain Name	Amount
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2023	HURON CNTR COM & OFC PK	1732.88
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Sales (last 3 max):

Date	Sale Price	Type
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Tax Description:

LOT 6 AND PART OF LOT 5, HURON CENTER COMMERCIAL & OFFICE PARK SUBDIVISION DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, TH S 72-14-30 W 375' TH N 25-57-30 W 272.23' TO THE
POB. TH S 72-14-30 W 755.49', TH N 08-19-20 E 281.64', TH N 05-16-30 E 208', TH S 84-43-30 E 562.86', TH S 25-57-
30 E 226.47' TO THE POB. CONT. 5.07 AC.

DESCRIPTION

CERTIFICATE OF SURVEY

PARCEL A DESCRIPTION: Part of Lot 5, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southeast corner of said Lot 5 and the Point of Beginning; thence S72°14'30"W 375.00 feet; thence N25°57'30"W 498.70 feet; thence N22°31'33"E 53.38 feet; thence S66°07'29"E 450.32 feet; thence S35°27'29"E 246.84 feet to the Point of Beginning. Contains 3.18 acres. Subject to any and all easements, restrictions, right-of-way of record.

ALSO, benefiting from an easement for ingress and egress being part of Lots 5 and 6, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southwest corner of said Lot 6 and the Point of Beginning; thence N08°19'20"E 137.55 feet along the Easterly right-of-way line of S. Huron Street; thence S81°40'40"E 144.53 feet; thence N72°14'30"E 533.20 feet; thence S25°57'30"E 60.62 feet; thence S72°14'30"W 755.49 feet to the Point of Beginning.

PARCEL B.1 DESCRIPTION: Lot 6 and part of Lot 5, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southeast corner of said Lot 5; thence S72°14'30"W 375.00 feet; thence N25°57'30"W 272.23 feet to the Point of Beginning; thence S72°14'30"W 755.49 feet; thence N08°19'20"E 281.64 feet along the Easterly right-of-way line of S. Huron Street; thence N05°16'30"E 208.00 feet along said Easterly right-of-way line; thence S84°43'30"E 562.86 feet; thence S25°57'30"E 226.47 feet to the Point of Beginning. Contains 5.07 acres. Subject to any and all easements, restrictions, right-of-way of record.

ALSO, subject to an easement for ingress and egress being part of Lots 5 and 6, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southwest corner of said Lot 6 and the Point of Beginning; thence N08°19'20"E 137.55 feet along the Easterly right-of-way line of S. Huron Street; thence S81°40'40"E 144.53 feet; thence N72°14'30"E 533.20 feet; thence S25°57'30"E 60.62 feet; thence S72°14'30"W 755.49 feet to the Point of Beginning.

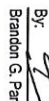
PARCEL C DESCRIPTION: Part of Lot 5, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southeast corner of said Lot 5; thence S72°14'30"W 375.00 feet to the Point of Beginning; thence continuing S72°14'30"W 393.01 feet; thence N08°19'20"E 300.00 feet; thence N72°14'30"E 222.29 feet; thence S25°57'30"E 272.23 feet to the Point of Beginning. Contains 1.90 acres. Subject to any and all easements, restrictions, right-of-way of record.

ALSO, benefiting from an easement for ingress and egress being part of Lots 5 and 6, Huron Center Commercial & Office Park, Part of French Claim 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 26, Page 51, Washtenaw County Records, described as: Commencing at the Southwest corner of said Lot 6 and the Point of Beginning; thence N08°19'20"E 137.55 feet along the Easterly right-of-way line of S. Huron Street; thence S81°40'40"E 144.53 feet; thence N72°14'30"E 533.20 feet; thence S25°57'30"E 60.62 feet; thence S72°14'30"W 755.49 feet to the Point of Beginning.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.

BASIS OF BEARING: Huron Center Commercial & Office Park as recorded in Liber 26, Page 51, Washtenaw County Records.

By: 
Brandon G. Parent, Licensed Professional Surveyor No. 4001063096



NO SCALE

NORTH

The McFale Group
Jon Stevens
7136 Jackson Road
Ann Arbor, MI 48103

1481 S. Huron

DRAWN BY: RP DATE: 09.16.22
REV. BY: REV. DATE: PROJ #: 22500100DSC
REV. 2 OF 2

NEDERVELD
Ann Arbor
3037 Main Rd.
Ann Arbor, MI 48103
Chicago, Columbus, Grand Rapids,
Holland, Indianapolis, St. Louis

Sec. 506. Town center:

1. Authorized Use Groups:

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
 - (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.
 - (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this ordinance.
 - (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.
 - (4) Uses permitted in all locations include public parks and essential public services.
 - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

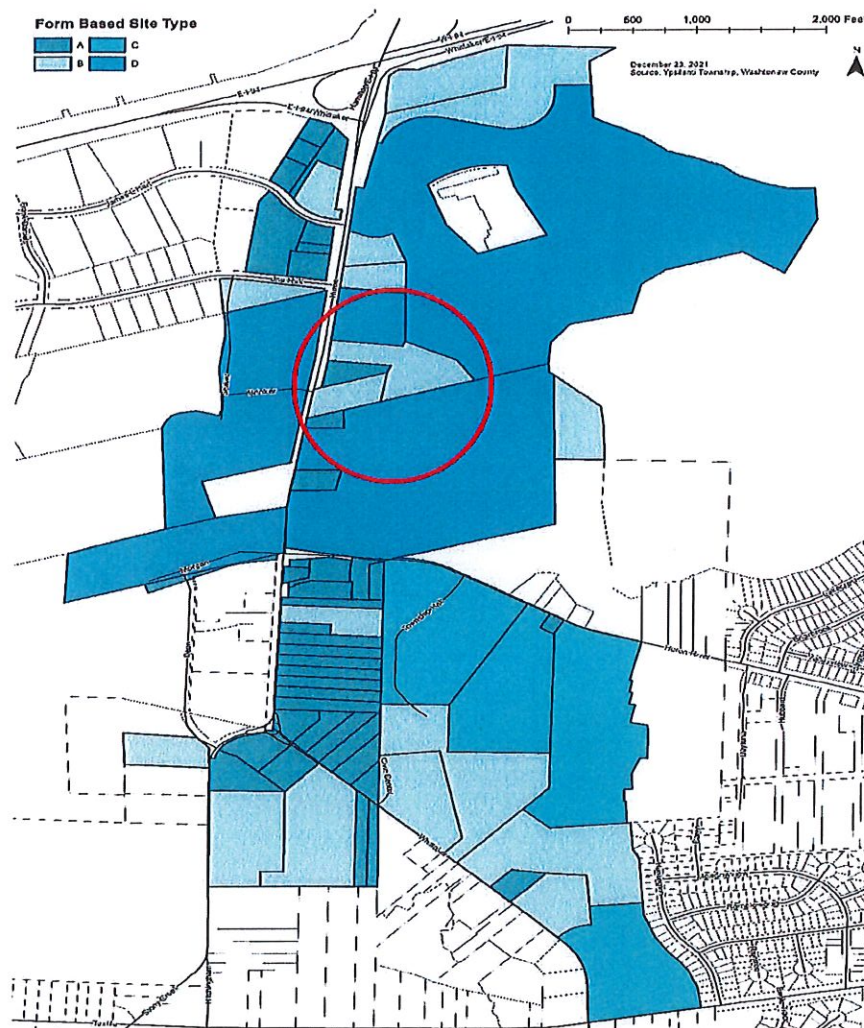
The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

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, or 3, 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/data center.
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.

- A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.
- 3. *Town Center:*
 - A. Town Center Form Based Code District Regulating Plan:



B. Town Center Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: C	Permitted Building Form	A,2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Jimmie Wilson Jr

ypsitownship.org • 7200 S. Huron River Dr. Ypsilanti, MI 48197 • 734.544.4000

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

TO: Collin Wagaman, MCAO/Clerk, Charter Township of Ypsilanti

FROM: Jason Iacoangeli AICP, Planning Director

DATE: November 14, 2022

SUBJECT: Land Division Application:
K-11-16-360-005 and 006 – 1481 S. Huron St, Ypsilanti, MI 48197

Per your request, we have reviewed the request for a parcel split of the above parcel. We verify that the proposed parcel division complies with the Zoning and Division Ordinances of the Township.

Be advised that the parcel referenced above is zoned TC – Town Center. The parcels being created by the parcel split comply with the Zoning Ordinance with regard to access and lot size.

The Planning Department will require that the private commercial drive be bonded for at the start of construction and that the drive be substantially complete prior to the issuance of a Certificate of Occupancy for any projects as a part of the overall development.

If you have any questions, or need more information, please do not hesitate to contact me.

Thank you,



Jason Iacoangeli AICP, Planning Director
Charter Township of Ypsilanti Planning Department

Supervisor
BRENDA L. STUMBO
Clerk
HEATHER JARRELL ROE
Treasurer
STAN ELDRIDGE
Trustees
JOHN P. NEWMAN II
GLORIA PETERSON
DEBBIE SWANSON
JIMMIE WILSON, JR.



Charter Township of Ypsilanti

Clerk's Office

7200 S. Huron River
Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156

MEMORANDUM

To: Brian McCleery, Deputy Assessor

From: Heather Jarrell Roe, Clerk *Heather Jarrell Roe*

Date: December 7, 2022

Subject: ***Resolution 2022-16, Resolution Authorizing the Division of a Platted Lot in Huron Center Commercial and Office Park Subdivision***

At the regular meeting held on December 6, 2022, the Charter Township of Ypsilanti Board of Trustees approved Resolution 2022-16, a Resolution Authorizing the Division of a Platted Lot in Huron Center Commercial and Office Park Subdivision.

A certified copy of the resolution is attached.

Should you have any questions, please contact my office.

lrs

cc: Linda Gosselin, Assessor
Files

Resolution No. 2022-16

CHARTER TOWNSHIP OF YPSILANTI
RESOLUTION REGARDING THE DIVISION OF A PLATTED LOT

Resolution authorizing the division of platted lots in Huron Center Commercial and Office Park Subdivision

WHEREAS, the owner of a Lots 5 and 6, of Huron Center Commercial and Office Park Subdivision has made a request to change lot boundaries as previously approved and recorded; and

WHEREAS, Township ordinance no. 2000-243, Article IX, Section 11.01 states that "Upon the filing of a petition, by the owner or owners of all interest therein, with the Township Board, the platted lots, outlot, or parcels of land in existing recorded plats may be partitioned or divided upon resolution of the Township Board into not more than four (4) parts, each of which shall, in regard to width, depth and area, conform to the terms and provisions of the Charter Township of Ypsilanti Zoning Ordinance, as amended; and

WHEREAS, the Township Planning Director has reviewed the division and confirmed that the resulting parcels meet the minimum requirements for lot size and road frontage as set forth by Section 2000 of the Township Zoning Ordinance.

THEREFORE, BE IT RESOLVED, that the revised property descriptions are approved as follows:

LEGAL DESCRIPTIONS:

PARCEL A:

Part of Lot 5, Huron Center Commercial & Office Park Subdivision described as: Commencing at the Southeast corner of Lot 5 for POB. Thence S 72-14-30 W 375', TH N 25-57-30 W 498.70', TH N 22-31-33 E 53.38', TH S 66-07-29 E 450.32', TH S 35-27-29 E 246.84' to the POB Cont. 3.18 ac.

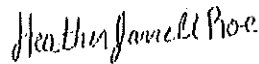
PARCEL B:

Lot 6 and Part of Lot 5, Huron Center Commercial & Office Park Subdivision described as: Commencing at the Southeast Corner of Lot 5, TH S 72-14-30 W 375', TH N 25-57-30 W 272.23' to the POB, TH S 72-14-30 W 755.49', TH N 08-19-20 E 281.64', TH N 05-16-30 E 208', TH S 84-43-30 E 562.86', TH S 25-57-30 E 226.47' to the POB. Cont. 5.07 ac.

PARCEL C:

Part of Lot 5, Huron Center Commercial & Office Park Subdivision described as: Commencing at the Southeast corner of lot 5, TH S 72-14-30 W 375' to POB, TH S 72-14-30 W 393.01', TH N 08-19-20 E 300', TH N 72-14-30 E 222.29', TH S 25-57-30 E 272.23' to POB. Cont. 1.90 ac.

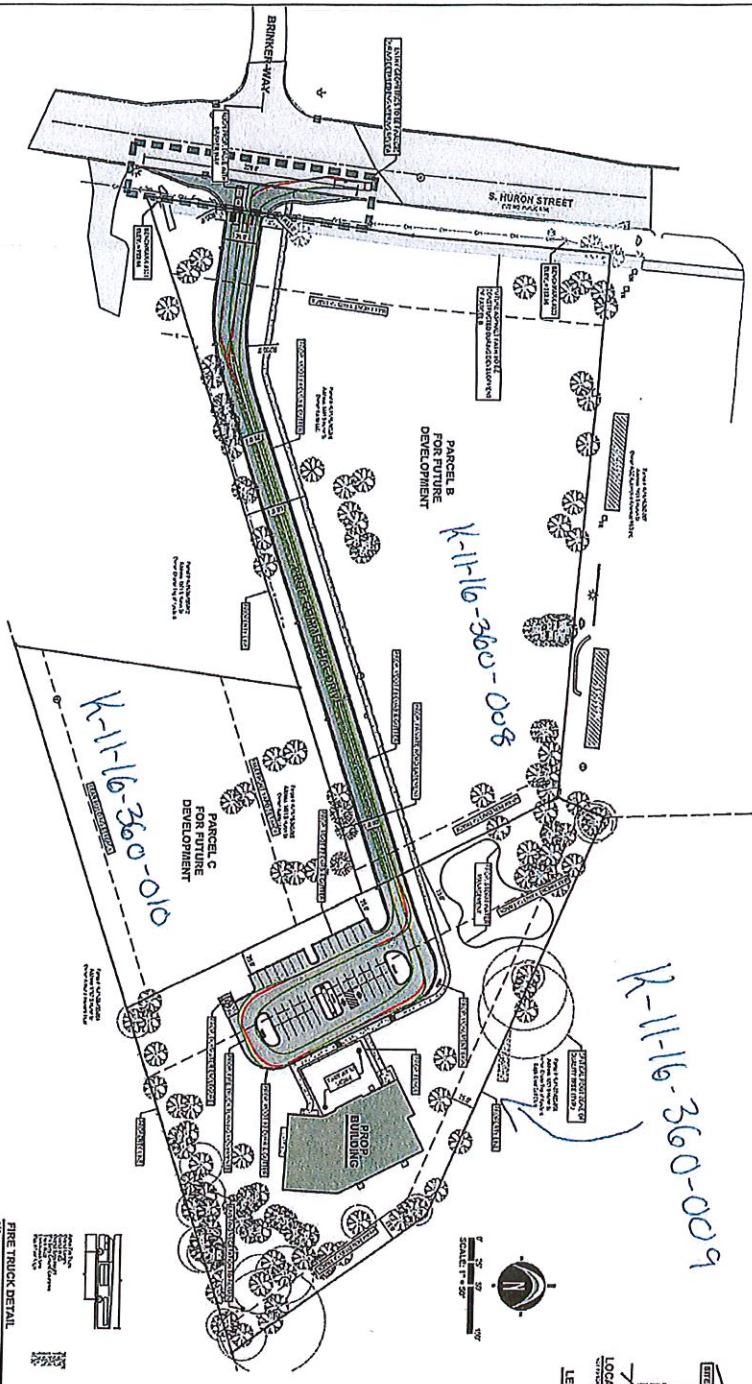
I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2022-16 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 6, 2022.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti



811 CALL BEFORE YOU DIG
Louisiana Department of Transportation and Infrastructure
For more information, visit www.811la.com or call 1-800-4-A-LOUISIANA



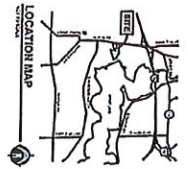
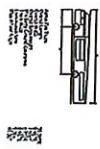
SITE PLAN NOTES

1. SEE PARCEL A AND B FOR FUTURE DEVELOPMENT.
2. SEE PARCEL C FOR FUTURE DEVELOPMENT.
3. SEE PARCEL D FOR FUTURE DEVELOPMENT.
4. SEE PARCEL E FOR FUTURE DEVELOPMENT.
5. SEE PARCEL F FOR FUTURE DEVELOPMENT.
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23. SEE PARCEL X FOR FUTURE DEVELOPMENT.
24. SEE PARCEL Y FOR FUTURE DEVELOPMENT.
25. SEE PARCEL Z FOR FUTURE DEVELOPMENT.

SITE DATA

1. SEE PARCEL A FOR FUTURE DEVELOPMENT.
2. SEE PARCEL B FOR FUTURE DEVELOPMENT.
3. SEE PARCEL C FOR FUTURE DEVELOPMENT.
4. SEE PARCEL D FOR FUTURE DEVELOPMENT.
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24. SEE PARCEL X FOR FUTURE DEVELOPMENT.
25. SEE PARCEL Y FOR FUTURE DEVELOPMENT.
26. SEE PARCEL Z FOR FUTURE DEVELOPMENT.

FIRE TRUCK DETAIL



LEGEND

- 1. SEE PARCEL A FOR FUTURE DEVELOPMENT.
- 2. SEE PARCEL B FOR FUTURE DEVELOPMENT.
- 3. SEE PARCEL C FOR FUTURE DEVELOPMENT.
- 4. SEE PARCEL D FOR FUTURE DEVELOPMENT.
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- 22. SEE PARCEL V FOR FUTURE DEVELOPMENT.
- 23. SEE PARCEL W FOR FUTURE DEVELOPMENT.
- 24. SEE PARCEL X FOR FUTURE DEVELOPMENT.
- 25. SEE PARCEL Y FOR FUTURE DEVELOPMENT.
- 26. SEE PARCEL Z FOR FUTURE DEVELOPMENT.

PREPARED FOR:

THE HURON GROUP
1111 S. HURON STREET
HOUSTON, TEXAS 77002
Phone: 713-463-0000

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/08	ISSUED FOR PERMIT
2	11/11/08	ISSUED FOR PERMIT
3	11/11/08	ISSUED FOR PERMIT
4	11/11/08	ISSUED FOR PERMIT
5	11/11/08	ISSUED FOR PERMIT
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100	11/11/08	ISSUED FOR PERMIT

SE MICHIGAN CENTER

Overall Site Layout Plan
1111 S. HURON STREET, HOUSTON, TEXAS 77002
PART OF FRENCH CANYON, T33, B7E1
1111 S. HURON STREET, HOUSTON, TEXAS 77002



PROJECT NO:
2259109
SHEET NO:
C-205



MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: September 17, 2025

Re: Zoning Text Amendment Ordinance: Data and Computing Centers

Process

A Zoning Text Amendment is a change to the written regulations of a city's or county's zoning ordinance, other than the zoning map. The Michigan Zoning Enabling Act requires a public hearing to be held at Planning Commission meeting. The Planning Commission must make a recommendation to the Township Board. The Township Board is required to hold at least two (2) readings of the Text Amendment before they can adopt the Ordinance.

Background & Proposal

Staff proposes three (3) buckets of zoning text amendments.

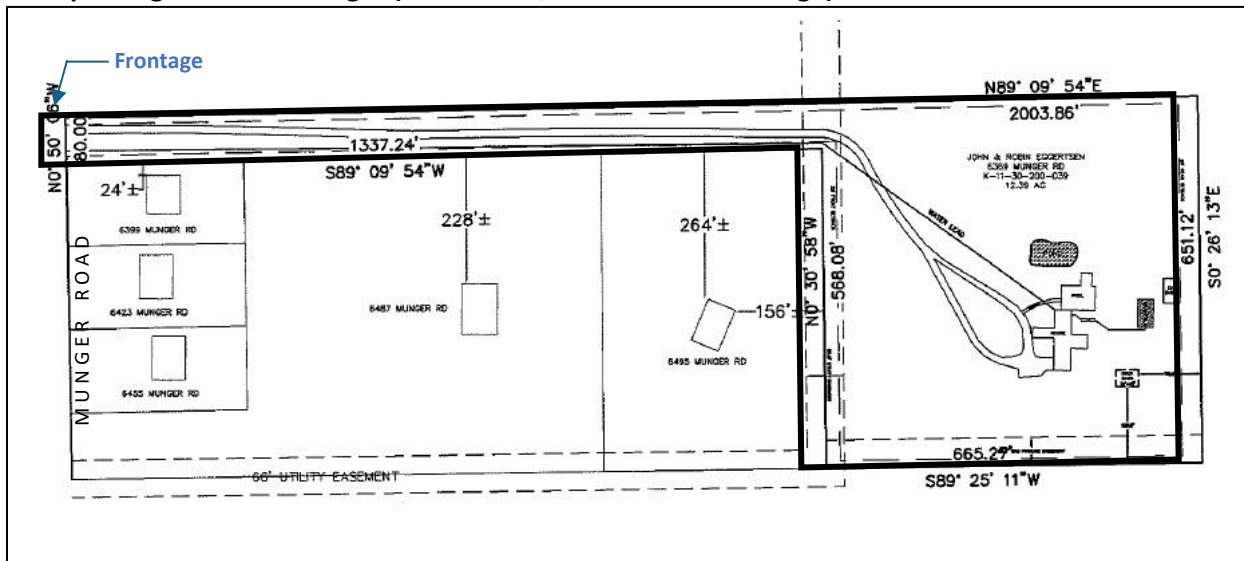
Bucket #1: Attached Structures (Article 802)

1. **Attached vs. Detached.** Clarify rules applying to “attached” accessory building/structure/use and “detached” accessory building/structure/use.
2. **Breezeways.** Clarify that a breezeway between the house and garage create an “attached” accessory building.
3. **Shipping Containers.** Clarify that shipping containers, the “box” off a box truck, and other similar items cannot be used as sheds/accessory buildings.
4. **Membrane Storage Structures.** Specifically prohibit membrane storage structures in residential districts.
5. **Pole Barns:** Over the last year, the ZBA has evaluated two requests of residential property owners who want to build a pole barn on their land, but because they have a “flag” lot, they were required to seek a variance for deficient frontage. (Both requests were granted variances.)



Pole Barn Ordinance Requirements: Sec. 802, *Accessory Buildings and Accessory Uses*, allows construction of a pole barn on any lot zoned for residential use as long as the lot is 1.5-acres in size, and has a road frontage of at least 150-lineal feet. The frontage requirement causes an issue for “flag” lots, as shown in the example below. This condition is typical for most flag lots.

Example Flag Lot: 6369 Munger (12.39 acres; 80-lineal feet frontage)



Bucket #2: Temporary Structures (Article 806 & 1129): Planning has identified additional “temporary structures” and “temporary uses” that could be addressed in the Zoning Ordinance. These include:

1. Portable on-demand storage structures
2. Dumpster roll-off containers
3. Mobile food vending stands, trailers and vehicles (Food Trucks)

Bucket #3 Parking Commercial Vehicles in Residential Areas

The Township receives complaints regarding large commercial vehicles being parked in residential neighborhoods overnight. The proposed language below seeks to limit this practice to only those vehicles that are of a size to comfortably fit on a residential driveway, or possibly a garage. However, the change is being proposed to the Township Board through the Municipal Ordinance (Section 58-74) with a reference ordinance prohibiting it unless it meets the regulations

Conclusion/Recommendation

This Ordinance proposes better and clearer regulations for accessory structure, accessory uses, food trucks and commercial vehicles on residential properties. This ordinance if passed further established regulations to protect the health, safety, and welfare of the township. Staff recommends Planning Commission review the Ordinance and consider a recommendation of APPROVAL to the Township Board.

**YPSILANTI CHARTER TOWNSHIP PROPOSED ORDINANCE
NO. 2026-XXXX**

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Amend Various Sections of the Zoning Ordinance, including Article II. – Construction of Language and Definitions, Section 201. - Definitions; Article VIII. – General Provisions, Section 802. – Accessory Buildings and Accessory Uses, Section 806. – Temporary Structures; Article XI. – Specific Use Provisions, Section 1129. – Food Trucks.

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text.

[MODIFY ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS]

Sec. 201. – Definitions:

Accessory Use, or Accessory: A use, which is clearly incidental to, customarily found in connection with, and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

1. Residential accommodations for servants and/or caretakers.
2. Outdoor swimming pools, hot tubs, and saunas for the use of the occupants of a residence, or their guests.
3. Domestic storage in a barn, shed, toolroom or similar accessory building or other structure.
4. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
5. Storage of merchandise normally carried in stock in connection with a business or industrial use. Such storage maybe excluded in the applicable district regulations.
6. Storage of goods used in or produced by industrial uses or related activities. Such storage maybe excluded in the applicable district regulations.
7. Accessory off-street parking spaces, open or enclosed. Accessory off-street parking spaces are subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
8. Uses clearly incidental to a main use such as but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
9. Accessory off-street loading. Accessory off-street parking is subject to the off-street loading regulations for the district in which the zoning lot is located.
10. Accessory signs. Accessory signs are subject to the sign regulations for the district in which the zoning lot is located.
11. Solar panels, wind generators, television reception antenna and air conditioning units.
12. Common household gardening in a residential district. For purposes of this ordinance, common household gardening shall include the growing of fruits and vegetables for

consumption solely by members of the family residing in the dwelling unit located on the same zoning lot.

Accessory Building or Structure: A detached or attached building or structure that accommodates an accessory use.

Building, Temporary: Any building not designed to be permanently located at the place where it is, or where it is intended to be, temporarily placed or affixed.

Breezeway: An enclosed or unenclosed roofed outdoor passage, as between a house and a garage.

Cargo Containers: Also known as shipping containers. Any prefabricated metal or primarily metal container designed or constructed to ship, store, or handle bulk goods or items, including reusable steel boxes, freight containers and bulk shipping containers. This includes containers used for storage. Temporary storage containers are not considered accessory structures in this ordinance.

Dumpster: A container that has a hooking mechanism that permits it to be raised and dumped into a sanitation truck.

Dumpster Roll-Off Container: A dumpster which is hauled away from a site rather than being emptied on-site.

Greenhouse, Commercial: A building that is used for wholesale commercial purposes, constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material, and is used to grow plants.

Greenhouse, Private means an accessory building used by the occupants of a principal residential building to grow plants for recreation or pleasure as a hobby greenhouse. This building is constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material. This definition includes hoop houses.

Manufactured Home: A housing structure that is transportable in one (1) or more sections.

Membrane Storage Structure: A structure consisting of a frame that is covered with a plastic, fabric, canvas or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles or other personal property. The term shall also apply to structures commonly known as canopy covered carports and tent garages. This term shall not apply to temporary tents or canopies used for special events such as weddings or graduations, tents or canopies to provide temporary shade or weather protection over patios or decks, and private greenhouses.

Mobile food vending service: any portable vehicle or trailer not permanently attached to the ground that temporarily parks and engages in the service, sale, or distribution (vending) of ready-to-eat food for individual portion service to the general public directly from the vehicle or trailer commonly referred to as a Food Truck.

Mobile food vendor: means the registered owner of a mobile food vehicle or trailer (i.e., Food Truck) or the owner's agent or employee.

Mobile Home: Any building or structure, transportable in one (1) or more Sections, which is built on a chassis and designed to be sold as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include recreational equipment.

Pole Barn: A detached accessory structure constructed with post-and-beam framing, typically featuring metal siding and a metal roof, used for storage. These buildings have no basement, possess high ceilings, and are set on posts extending at least 42 inches below grade. This definition does not include sheds.

Portable On-Demand Storage Structure: Any portable container, portable storage unit or other portable structure that is used for the temporary storage of personal property which is located outside an enclosed building. The storage unit is delivered to a lot, unloaded from a truck, and left on the lot to be packed or unpacked by the occupant of the lot over a period of time, with a truck returning at a later date to remove the storage container. The term does not include normal sheds or membrane storage structures. It also does not include freight containers located on a lot in an industrial district.

Shed. An accessory building designated or used solely for the storage of the property owner's lawn and gardening tools and equipment, snowblowers, patio furniture and other similar household and gardening equipment but excluding the storage of automobiles, trucks, boats, recreational vehicles or equipment on trailers, trailers and similar vehicles and equipment. This definition does not include pole barns.

Temporary Use or Building: A use or building permitted to exist during a specified period of time.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[MODIFY ARTICLE VIII. – GENERAL PROVISIONS]**[NO CHANGES ARE PROPOSED TO SECTION 801.]****Sec. 802. – Accessory buildings and structures, and accessory uses:**

Accessory buildings and structures, and accessory uses, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

1. **Subordinate to Principal Building.** Accessory buildings, structures, and uses shall be supplemental or subordinate to the principal building on a parcel of land and shall be on the same parcel of land as the principal building, structure, or use they serve.
2. **Principal Building Required.** Accessory buildings or structures may only be constructed on a lot or parcel that is occupied by a principal building. No accessory building or structure may be constructed on a lot or parcel that does not have a principal building.
3. **Appearance.** The exterior façade materials and architectural design of all accessory buildings and structures shall match the character of the use to which they are accessory. If the character doesn't match, the character should be compatible as determined by the Zoning Administrator. The overall appearance of the building or structure shall be in accordance with the purpose of the district where it is located.
4. **Use of Containers and Membrane Storage Structures as Storage Structures.** Use of cargo containers, shipping containers, truck boxes, semi-tractor trailer boxes, and similar containers as storage structures is prohibited in all zoning districts. Use of membrane storage structures is also prohibited in all zoning districts. See Sec. 806 regarding temporary storage structures.
5. **Permit Required.** Construction, erection, installation, or placement of accessory buildings or structures shall be in accordance with the requirements of the applicable Building Code. Permits shall be required for buildings greater than thirty-six (36) square feet in area and/or greater than four (4) feet in height.
6. **Attached Accessory Building or Structure.**
 - A. An accessory building or structure attached to the principal building of a lot shall be made a structural part thereof and shall comply with the provisions of this ordinance that apply to the principal building. If an accessory building or structure is connected to the principal building with a breezeway, then the accessory building/structure is considered attached and must meet the ordinance requirements for the principal building.
 - B. An attached accessory building or structure shall not exceed fifty-percent (50%) of the ground floor area of the main building.
6. **Detached Accessory Buildings, Structures and Uses.**
 - A. ~~Accessory-Detached accessory~~ buildings and structures, and accessory uses shall not be located within a dedicated easement or right-of-way.
 - B. A detached building or structure accessory to a residential building or non-residential building shall not be erected in any yard except a rear yard unless otherwise provided for herein.
 - C. A detached accessory building or structure shall not occupy more than twenty-five percent (25%) of a required rear yard, plus forty percent (40%) of any non-required rear yard.
 - D. A detached ~~provided that in no instance shall the~~ accessory building or structure shall not exceed the ground floor area of the main building, including any attached accessory buildings thereto.
 - E. A detached accessory building or structure shall not exceed the height of the main building, including any attached accessory buildings thereto. This regulation does not apply to properties

- in the Agricultural Overlay District where a farm or agricultural use is permitted to operate.
- F. No detached accessory building or structure shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line. A building or structure built of noncombustible product may be located closer than ten (10) feet to the main building at the discretion of the Building Official.
- G. In those instances where the rear lot line is coterminous with an alley right-of-way, the detached accessory building or structure shall not be closer than one (1) foot to such rear lot line.
- H. Detached accessory buildings or structures in all business, ~~farm-form~~-based, and residential districts shall not exceed one (1) story or fourteen (14) feet in height unless otherwise provided for herein. Detached accessory buildings or structures in all other districts shall not exceed the maximum height requirement of the district in which they are located.
- I. When ~~an a detached~~ accessory building or structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall ~~an a detached~~ accessory building or structure be located nearer than ten (10) feet to a street right-of-way line.
- J. ~~Accessory-Detached accessory~~ buildings on farms shall be excluded from the requirements of this Section, provided such buildings are clearly an accessory use to farming activity being conducted on the site, provided further that all other requirements of this ordinance are complied with.
- K. On lots of one and one-half (1.5) acres or more in area located in areas zoned for residential use and having a frontage of not less than ~~one hundred fifty (150) feet~~ (50) feet, detached pole barns may be constructed as an accessory use provided the following conditions are met:
- i. Setbacks from side or rear lot lines shall not be less than ten (10) feet.
 - ii. The height of such building shall not be more than twenty (20) feet.
 - iii. The accessory building shall only be erected in a rear yard and may exceed the ground floor area of the main building but shall not exceed other lot area coverage requirements of this ordinance.
 - iv. All building and construction codes of the Township shall be complied with.
 - v. Any such lot shall not be located in a platted subdivision.
- 137. Vehicle Sales or Repair on Residential Lot or Parcel.** A resident of a dwelling unit may have not more than one (1) motorized vehicle for sale on the site of such dwelling unit at any time and in no instance shall vacant residential lots or parcels be utilized for the sale of vehicles. A resident may repair vehicles of the resident on the property of the resident's dwelling unit; however, in no instance shall a resident repair the vehicle of other than a resident of the dwelling unit on said property. In no instance shall vehicles for sale be displayed in a front yard other than on the driveway portion of such yard. The sale of vehicles from a residential property shall not exceed two (2) vehicles in any one (1) year.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[NO CHANGES ARE PROPOSED TO SECTIONS 803, 804, AND 805.]

Sec. 806. – Temporary structures:**1. The following temporary structures shall require a Zoning Permit:****A. Portable on-demand storage structures that comply with the following standards:**

- a. A maximum of one (1) structure which does not exceed eight (8) feet high, eight (8) feet wide, and sixteen (16) feet long may be permitted on one lot at a time.
- b. The portable on-demand storage structure may be placed on a lot for a period not to exceed ninety (90) days in a calendar year.
- c. Up to two (2) portable on-demand storage structures may be located on-site if the Building Official has issued a building permit. The time period for the storage structure shall coincide with the effective dates of the building permit but may be extended for the storage structure by the Building Official if there is substantial progress or construction activity toward completion.
- d. In the event of flood damage, fire damage, asbestos removal or similar catastrophes or emergency repairs, the Building Official may allow up to two (2) portable on-demand storage structures during the period of emergency repair. Time extensions may also be granted by the Building Official.
- e. The portable on-demand storage structure must be placed at least five (5) feet from the side or rear lot line and fifteen (15) feet from the front lot line.

B. Dumpster Roll-Off Containers that comply with the following standards:

- a. In a residential zoning district, a dumpster roll-off container may be permitted by the Building Official for a maximum of five (5) days. This may be extended by the Building Official if the site has been issued a building permit, and if there is substantial progress or construction activity.
- b. The dumpster roll-off container shall be placed on a driveway, at least five (5) feet from a side yard and shall be situated in order to maintain adequate sight distance from the public right-of-way.
- c. In non-residential zoning districts, a dumpster roll-off container may be permitted by the Building Official for a maximum of ten (10) days. This shall exclude industrial operations where the use of dumpster roll-off containers is related to manufacturing or processing.

C. Mobile Food Vending Service (Food Truck). See Sec. 1129 of the Zoning Ordinance for required standards.**D. Temporary dwelling:** A manufactured home may be used as a temporary dwelling by a family while repairing or replacing its single-family residence rendered uninhabitable by a disaster such as fire, flood, or windstorm. Such temporary dwelling shall be permitted only in R-1 through R-5 districts. Only a manufactured home may be used as a temporary dwelling; a camper, travel trailer, motor home, recreational vehicle, cabin, tent, basement, garage, or similar unit shall not be used as a temporary dwelling in any zoning district.**2E. Non-residential temporary structure:** A non-residential temporary structure may be permitted as follows:

- iA. A non-residential temporary structure designed as a general sales office or financial institution may be used exclusively for such purposes during construction of a permanent structure designed for any such purpose. Such temporary structure shall be permitted only in the NB, GB, I-T, L-M, and I-C districts, and only if such permanent structure and use is permitted in said zoning district. Said structure shall be removed no later than seven (7) days after the issuance of any occupancy certificate for the permanent structure.
- iiB. A non-residential temporary structure, designed as a sales office, may be used in a residential development, including a PUD, exclusively for the purpose of selling new dwelling units within said residential development. The temporary structure may be used

only during the construction of a model home/sales office and shall be removed no later than seven (7) days after the issuance of any occupancy certificate for said model homes. In no case may a temporary sales office be used for more than a one (1) year period. The temporary office shall be the sole occupancy of, and located entirely within the buildable area of, a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code. Unless exempted by the Building Code, the temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and a septic or holding tank, in which case the applicant shall obtain a permit therefore from the Washtenaw County Health Department. Said temporary structure may not be occupied until an occupancy certificate has been issued. A temporary sales office permitted under this paragraph shall not be subject to the provisions of item C.

iii C. A non-residential temporary structure, not to exceed twelve (12) feet by forty (40) feet in size, designed as a construction office, may be used in a residential development, including a PUD. If the development has more than one (1) model home, the temporary structure may be used only during the construction of the model homes and shall be removed not later than seven (7) days after the issuance of any occupancy certificate for said model homes. In all cases the temporary construction office shall be removed when occupancy certificates have been issued for eighty percent (80%) of the proposed structures in the phase in which it is located. The temporary office shall be located entirely within the buildable area of a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code.

32. Regulations:

- A. A temporary structure shall comply with all use, yard, and parking requirements of the zoning district in which located.
- B. A temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and septic tank, in which case the applicant shall obtain a permit therefor from the Washtenaw County Health Department.
- C. A temporary structure shall be permitted only on the same lot as the permanent structure, except that a temporary sales/rental office in a residential development may be located within the boundary lines of said residential development.
- D. The term of the permit shall not exceed one (1) year, provided that, in the discretion of the Planning Commission, the term may be extended for one (1) period not exceeding six (6) months. Extension shall only be made on written application filed twenty (20) days or more prior to such expiration, setting forth facts showing due diligence in construction of the permanent structure. An extension shall not be approved unless construction of the permanent building has commenced within one hundred eighty days (180) days of the date of approval of the conditional use permit and is diligently pursued.
- E. The use of a temporary structure shall be a permitted use in the district in which said structure is to be located, provided that the use of a non-residential temporary structure shall not be other than a general sales office, a sales/rental office, or a financial institution.
- F. A soil erosion control permit shall be obtained from the Township Engineer.
- G. If the temporary structure is on a public road, a driveway permit shall be obtained from the Washtenaw County Road Commission or the Michigan Department of State Highways and Transportation, whichever is applicable.

- H. Driveway and parking areas shall be paved or constructed of compacted gravel or crushed limestone.
- I. A performance guarantee in compliance with Section 306, Performance guarantee, shall be deposited with the Township in the amount estimated by the Township Engineer to be sufficient to assure that, upon expiration of the term of the permit, the temporary structure and all temporary site improvements will be removed, and the site restored to a stable, safe and nuisance free condition. The guarantee shall provide that, in breach thereof, the Township shall be entitled to enter upon the site and complete such removal and restoration and defray the cost thereof out of said deposit.
- J. The applicant shall cause the temporary structure to be removed within fourteen (14) days of the date of issuance of a certificate of occupancy for the permanent structure, or of the date of expiration of the temporary structure permit, whichever is the earlier.
- K. A temporary structure permit and the certificate of occupancy issued thereon shall not be transferable to any other person, company, use, structure, or lot.
- 43.** Application: An application for such a permit shall be filed with the Zoning Administrator. The application shall include the following information:
 - A. Name and address of the applicant and property owner.
 - B. Accurate legal description of the lot on which the temporary structure is to be located.
 - C. A preliminary site plan, including the location of all proposed permanent improvements on the site and the relationship of temporary improvements to said permanent improvements.
 - D. Information showing the necessity of use of the temporary structure in meeting the construction schedule of the permanent structure(s) on the lot.
 - E. Copies of any other permits and certificates required.
 - F. An estimate, with supporting information, of the reasonable cost of removal of the temporary structure and temporary site improvements, and of site cleanup, upon expiration of the permit.
- 54.** Approval:
 - A. Planning Commission Action. Upon determining that an application conforms to all regulations of this ordinance, the Planning Commission shall approve the permit. The Planning Commission may attach conditions to its approval which it deems necessary to protect the public health, safety, and welfare and to insure compliance with this ordinance. The approved use shall be specifically stated on the use permit.
 - B. Certificate of Occupancy. A temporary structure shall not be occupied until a certificate of occupancy has been issued by the Zoning Administrator. The Zoning Administrator shall not issue a certificate of occupancy until the Planning Commission has approved a conditional use permit, and a performance guarantee has been deposited as required herein.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[MODIFY ARTICLE XI. – SPECIFIC USE PROVISIONS]**[NO CHANGES ARE PROPOSED TO SECTION 1101 – 1128]****Sec. 1129. – Mobile food vending services (i.e., “Food Trucks”):**

1. Any operator of a Mobile Food Vending Service (Food Truck) must receive annual approvals from the Washtenaw County Health Department and the Ypsilanti Township Fire Department and, once approved, may operate in the township after obtaining Township Planning approval via one of two ways:
 - a. An annual Zoning Permit for a single location and displayed at service before operating a mobile food vending vehicle or trailer in the Township.
 - b. Allowed under an approved Special Event Permit.

All applications for Zoning Permits shall include documentation of property owner permission for any proposed location, including the property owner’s signature on the Zoning Permit application form. Applications shall also include approval from Washtenaw County or other applicable Health Department, a valid State of Michigan Health Department License, and an approved inspection from the Township Fire Marshall.

2. A Food Truck may operate with an approved Zoning Permit at one location for up to a total of 30 days in a calendar year. The days of operation at one location do not have to be consecutive but must be stated on the application and the Food Truck shall be removed from the property when not in operation at the site. A permitted Food Truck may remain parked at one site overnight, if active operation continues during consecutive days and the food truck is secured.
3. Any permit holder that fails to operate a Food Truck in the Township in compliance with any applicable law or ordinance shall be subject to Article XIX. – Enforcement, Penalties, and Other Remedies of this code. Any permit holder failing to comply with applicable laws and ordinances, and that does not cure the violation to the satisfaction of the Township, shall lose approval to operate any Food Truck in the Township for the remainder of the year in which the violation occurred.
4. Food Trucks may operate temporarily on private property in the NB, GB, NC and RC zoning districts. Food Trucks are not permitted to operate on residentially zoned property, public property or other township-owned property, except for trucks that are participating in a Township-sponsored event, or are participating in an event that has been issued a Special Events Permit to operate in a Township-owned park or public property located in any zoning district.
5. On a property adjacent to any residential zoning district, a Food Truck shall not be located within the required side and rear yard setbacks for the principal building established by the zoning district on which the Food Truck is located.
6. The Food Truck and associated fixtures shall not be located less than 10 feet away from any public right-of-way or within any required sight-distance triangle, per Sec. 1203 of the Zoning Ordinance.
7. Any food truck or vendor application where the location is within 200’ of an approved restaurant must obtain written permission annually from the restaurant to conduct business at this location.
8. The Food Truck shall provide trash and recycling receptacles for customers to dispose of waste. Such receptacle shall be located no more than ten (10) feet from the Food Truck.
9. The Food Truck vendor is responsible for removing all associated trash, litter, and refuse from the site at the end of each day. This includes food wrappers, food utensils, paper products, cans, bottles, food, and other such waste discarded both properly and improperly by customers.
10. One Food Truck per 50 parking spaces may occupy property with an improved and paved parking area, up to a maximum of three (3) per property unless it’s part of an approved temporary use or event

11. A Food Truck shall not cause any parking, traffic, vehicular accessibility or pedestrian or other non-motorized conflicts or impediments on the property. A Food Truck shall not block or obstruct any fire lanes. A Food Truck shall not violate any provisions of Township or State Building Codes.
12. Vendors shall not use any flashing, blinking or strobe lights or similar effects to draw attention to the Food Truck; LED lighting outlining the truck is also prohibited; All exterior lights over 60 watts shall contain opaque hood shields to direct the illumination downward.
13. No loud music, amplification devices or crying out or any other audible methods to gain attention which causes a disruption or safety hazard shall be permitted.
14. There shall be no signage used by vendors, including but not limited to any temporary signs or signs that waive in the wind, except for what is allowed on the Food Truck itself.
15. Hours of operation of the Food Truck may not exceed twelve (12) consecutive hours and must not operate before 7:00 am or after 10:00pm.
16. A Food Truck shall not be left unattended and/or unsecured at any time. The Food Truck shall not be parked or stored in violation of Township ordinances during the hours it's not in an approved operation.
17. No dining area, including but not limited to tables and chairs, benches, etc. shall be permitted unless part of an approved Special Event.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]

[ADD TO ARTICLE XII. – ACCESS, PARKING AND LOADING REQUIREMENTS]

Section 1208. – Parking of Commercial Vehicles in Residential Areas

Commercial vehicles, as defined, shall not be parked in residential districts or on property used for residential purposes unless in conformance with Chapter 58 – Traffic and Vehicles of the Township Code.

[NO OTHER CHANGES ARE PROPOSED TO BE ADDED TO THIS SECTION.]

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non-Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

The Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify approval of the first reading of Proposed Ordinance No. 2026-_____ by the Charter Township of Ypsilanti Board of Trustees assembled at a regular meeting held on _____, 2026. The second reading is scheduled to be heard on _____, 2026.

Debra A. Swanson
Clerk Charter Township of
Ypsilanti