

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
MINUTES OF THE MAY 19, 2021 SPECIAL MEETING**

Chair Marsha Kraycir called the meeting to order at approximately 6:48 p.m. via Zoom due to COVID-19.

Commissioners Present: Chair Marsha Kraycir present in Ypsilanti Township; Vice-Chair Elizabeth El-Assadi, present in Ypsilanti Township; Commissioners: Jimmie Wilson Jr. present in Ypsilanti Township; Gage Smith present in Ypsilanti Township; Morgan McGovern present in Ypsilanti Township; Alternate Commissioner: Garret Wood-Sternberg present in Ypsilanti Township.

Commissioners Not Present: None; however Morgan McGovern left the meeting at approximately 7:05 p.m., and was replaced as a voting member by Alternate Wood-Sternburgh.

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director; Belinda Kingsley; Planning & Development; Mark Chaput; American Center for Mobility.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

A motion by El-Assadi, supported by Smith, was made to approve the agenda. The motion carried unanimously.

4. APPROVAL OF THE MAY 5, 2021 REGULAR MEETING MINUTES

A motion was made by El-Assadi and supported by Smith, to approve the minutes of the May 5, 2021 Regular Meeting. The motion carried unanimously.

5. PUBLIC HEARING

A. APPLICANT: American Center for Mobility c/o Mark Chaput

VARIANCE LOCATION: 2701 Airport Drive, Ypsilanti MI 48198/2930 Ecorse Road, Ypsilanti MI 48198

PARCEL: K-11-12-100-006

REQUEST: To consider the request for a temporary use for the outdoor storage of vehicles on the American Center for Mobility property.

Jason Iacoangeli, Planning Director, stated that before you tonight is a request from the American Center for Mobility, they are asking to use 35 acres of property for the temporary outdoor storage of motor vehicles that are awaiting microchips. All of these areas are currently graded and are flat pieces of property inside the fencing for the American Center for Mobility. They have provided to staff plans to review the parking areas and to identify the hydrant locations the fire department will be using in the event of a fire. (Pictures were provided to the Zoning Board of Appeals of the area in question.) A four foot wide circular aisle near one of the drainage ditches where the parking is going to take place The Planning Department is recommending that this temporary use be approved.

Commissioner McGovern asked how many cars would be located there, and how will they be parked. Mr. Iacoangeli stated that they will start with 1 lot first and on an as needed basis fill up lots as they get more cars. They will use all 35 acres if necessary.

Chair Kraycir asked about the Fire Lockbox at the site. Mr. Iacoangeli stated there is a piece of safety equipment that Fire Departments across the country rely on it's called a Knox Box. It is a lock for a building that only the Fire Department has a key for. It's a proprietary lock, actually one key is used for all the Knox Boxes in the Township, they are fabricated in such a way that the Fire Department doesn't have a mass of keys they have to search through for each building.

(Issues with connection for Property Owner, Mark Chaput)

Mark Chaput, ACM, stated that they were approached by a representative of Ford Motor Company to house vehicles that are in transit in between the production line and dealers. Due to some COVID challenges, there is a national microchip shortage. The vehicles cannot be delivered to the dealerships until microchips are installed and their computer systems are fully functional so they are in a position to sell the vehicles. Dealerships don't have the capacity for these vehicles, nor do the plants themselves. Ford is having logistic management groups find locations to do this interim parking so they can free up space at the production lot so they can still produce their vehicles, and have a transitional area until microchips are available and they can move the vehicles to the dealerships. ACM was approached by a dealership primarily because we do have some vacant land and they thought it was a good location and the proximity to where they are going to be moving the cars from.

Commissioner Wilson asked how many cars? Mr. Chaput stated that they would be parking 120 vehicles per acre. They asked to start with 10 acres, but will have 35 available.

Commissioner Smith asked if Ford has other temporary use permits for the same type of lot in Ypsilanti Township. Mr. Iacoangeli stated that he didn't believe so. Only passenger vehicles will be parked there.

Commissioner Smith does this expire? Mr. Iacoangeli stated that yes this is only for six months. He and Mr. Chaput have spoken more about trying to get a special conditional use for vehicle storage, which the Ordinance will potentially allow them to do. They will need Site Plan approval and Conditional Use approval from the Planning Commission, in order to have the flexibility to store vehicles as needed in the future without having to come before the Zoning Board of Appeals.

Alternate-Commissioner Wood-Sternburgh - will the roads around the property handle this, how will this many vehicles be moved? Mr. Iacoangeli stated that the roads are county roads, built to the county road standards and this is an industrial area of the township and it lightly trafficked at this time. Temporary truck volumes should not be an issue.

Commissioner Smith would like to have a process for this in the future for this type of request.

Public Hearing opened at approximately 7:25 p.m. – seeing no one from the public wishing to speak, the Public Hearing was closed at approximately 7:26 p.m.

A motion was made by Commissioner El-Assadi, with support from Commissioner Wilson to approve the request for Temporary Use for the Outdoor Storage of Vehicles pursuant to Ordinance Section 2404 3.e.

The Temporary Parking approval will have the following conditions:

- 1. The Temporary Use of the property for the Outdoor Storage of Vehicles will be for a time period not to exceed six (6) months from the date of this approval.**
- 2. The applicant will provide the Township with a \$500,000.00 removal bond as a surety from an Insurance Company Licensed in the State of Michigan that meets the terms and conditions of the Township.**
- 3. All conditions of the Ypsilanti Township Fire Marshalls review will be adhered too including providing a twenty-four (24) foot separation area in Parking Area three (3) along the drainage ditch for access to fire hydrants.**
- 4. A Knox Box will be provided for the entrance gate located on Airport Drive for access near Parking Area One (1).**
- 5. All comments and concerns from the Township Engineer (Stantec) to be addressed.**
- 6. Ypsilanti Township will have the right to inspect the Parking Areas at any time and require vehicles to be moved on or off site for Health, Safety, and Welfare concerns.**
- 7. All Parking Areas will be maintained to the standards highlighted in the letter dated May 4, 2021 from the American Center for Mobility outlining the parking arrangement and numbers of vehicles.**
- 8. No additional Parking Areas can be added to the Temporary Parking arrangement without the approval of the Township by means consistent with the Zoning Ordinance.**
- 9. The ACM will notify the Township monthly of the number of cars being parked on-site and which Parking Areas are being utilized.**

Kraycir: Yes Wilson: Yes El-Assadi: Yes Smith: Yes
Wood-Sternberg: Yes

6. OTHER BUSINESS

Commissioner Wilson stated that there is a non-profit school in Ann Arbor that contacted him, and they are looking for another location.

Mr. Iacoangeli stated that the Planning department will look into it.

7. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. ZONING BOARD OF APPEALS MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

8. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD

None

9. ADJOURNMENT

A motion by Smith, supported by Wilson, was made to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 7:35 p.m.