

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, November 3rd, 2021
6:30pm**

COMMISSIONERS PRESENT

Marsha Kraycir - Chair
Elizabeth El-Assadi - Vice Chair
Jimmie Wilson
Gage Smith
Morgan MCGovern
Edward Burnett-ALT

MANAGEMENT PRESENT

Jason Iacoangeli - Planning Director
Amy Steffens - AICP Planning and Zoning Coordinator
Dennis McLain - Township Attorney

GUEST

Angela Flood - AICP / American Center for Mobility (ACM)

I. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Ms. Kraycir called the meeting to order at 6:30pm.

II. APPROVAL OF AGENDA

MOTION: Ms. El-Assadi **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

III. APPROVAL OF OCTOBER 6th MEETING MINUTES

MOTION: Mr. Wilson **MOVED** to approve the previous Board Meeting Minutes as presented. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

IV. PUBLIC HEARING

APPLICANT: American Center for Mobility c/o Ms. Angela Flood

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 an extension of a temporary use for the outdoor storage of vehicles on the American Center for Mobility property.

Mr. Iacoangeli, the Township Planning Director presented the request for a six-month extension for a temporary use, parking permit that was applied for by the American Center for Mobility. The purpose is to store vehicles from the Ford Automotive Company that are awaiting microchips. The cars will be stored on the 30-acre portion of the ACM (American Center for Mobility Property).

Mr. Iacoangeli, also stated that the Ypsilanti Township Fire Department, along with the Township engineer and planning staff, went and reviewed the parking on Wednesday, October 27th of 2021.

The Fire Department had the following comments:

- The lanes have to be continued to be left clear of vehicles or debris.
- The fire hydrants to be marked with an 8-foot reflective flag so that they might be identified in the snow.
- The fire department also recognized that a Knox box had been installed per the conditions for the first permit. The Knox box contains a master key that allows the fire department to open up all the gates and doors of the building door, located at the ACM.

Mr. Iacoangeli mentioned that Stantec Engineering was also on site to re-inspect the parking lot. And, as part of the review, they found the spacing to be consistent with the township's parking standards. They recommended that the parking areas remain free of any debris and that any material storage at the ACM should not occur in and around the parking lot.

Mr. Iacoangeli also stated that ACM is a gated facility and has security on duty 24hours a day and has lamps and pole lights that use generators in order to supply light at night on the property grounds.

Mr. Iacoangeli stated that the Planning department is recommending that the temporary parking be allowed for a time period not to exceed an additional 6 months from the date of this approval, the applicant needs to provide the Township with the removal bond in the amount of \$500,000 as a surety bond from a state licensed insurance agency or a letter from the Ford Automotive Company taking responsibility for moving the vehicles, in occurrence of any event, for public safety reasons or if the permit expires.

Mr. Iacoangeli, also states that ACM doesn't really require the full 6-month extension, but he is pushing for the 6 months, so that to give them leverage of summer months, that could make things easier and also not saving the time of them coming back with another extension request to the zoning board. He also clarifies that ACM has adequate parking lot space as part of their future development plan and to help Ford Automotive Company for the short-term parking requirement.

APPLICANT: Ms. Angela Food, a certified urban planner and the director of Business Planning and Economic development for the American Center for Mobility. She presented the reasons on why ACM is doing this project to support their customer, Ford Motor Company. Due to the

worldwide chip shortage and the supply chain issues caused by COVID-19 pandemics, Ford needed the space to park their new Broncos, until the supply comes in. Ms. Food also reassures that ACM, has enough space on the property and it wouldn't impact the day-to-day operations, since the parcel for the parking lot is separate from the testing track area. She also mentions that requesting for the 6-month extension, is for the purpose of not coming back to the board, and the anticipated time needed by Ford is for 3-4 months.

Ms. Angela Food, states that ACM is in compliance with the Fire and Planning Department requirements and the hydrants would be flagged and the installation of the Knox box.

ACM has requested a letter from the Ford Motor Company, stating that they would take responsibility and removal of their vehicles once the term expires. The letter is anticipated to be received in the next 7 days.

Ms. Angela Food, requests the board if they could forgo the payment of the \$500,000 bond and instead get the letter from the Ford Motor Company stating their responsibility of removing their vehicles at the due date.

MOTION: Ms. McGovern **MOVED** to approve the request, for a temporary use for the outdoor storage of vehicles pursuant to Ordinance section 24043 E.

The approval will have the following conditions:

- The temporary use of the property for the outdoor storage of vehicles will not exceed 6 months from the approval date.
- The applicant needs to provide the Township with a letter, from Ford Motor Company or a \$500,000 removal bond as a surety from an insurance company licensed in the state of Michigan that meets the terms and conditions of the Township.
- The letter from the Ford Motor Company, accepting their responsibility for the removal of cars if required for safety, during any event. The permit expires by November 19th, 2021.
- All conditions of the Ypsilanti Township Fire Department will be adhered to, that includes the 24 feet separation area in the parking lot/ drainage ditch for access to fire hydrants/ Fire hydrants will have an 8-foot flag.
- The ACM would take the responsibility to plow the snow as needed for the aisles in the parking area and around the fire hydrants, to keep them accessible for the fire department and public safety.
- The master key for all buildings and gates will be placed in the Knox box within a week of this meeting (November 3, 2021).
- Ypsilanti Township has the right to inspect the parking areas at any time and require vehicles to be moved for health, safety and welfare concerns.
- All parking areas will adhere to the standards stated in the letter dated May 4th, 2021 from AMC.
- No additional parking areas, to be added to the temporary parking arrangement without the approval from the township and the zoning board ordinance.
- The ACM needs to notify the Township on a monthly basis of the number of cars is being parked on site and the utilization of the area.

The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

V. OPEN DISCUSSION FOR ISSUES NOT ON AGENDA

None

VI. OTHER BUSINESS

Mr. Wilson, brought to the board's attention, that they were in the process of updating the zoning ordinance and it can be viewed online and the Ypsilanti Township Board of Trustees board package was available with the updated zoning map for the township. This can be viewed on the township's website.

Mr. Iacoangeli updated the board that Amy Stevens is the new planning and zoning coordinator and Fletcher Rare is the staff planner.

Ms. MCGovern informed the board on the legislation from Lansing with regards to Airbnb as part of short-term rental zoning. The decision from the senate is awaited.

VII. ADJOURNMENT

MOTION: Ms. Kraycir **MOVED** to adjourn at 7:20 pm. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services