

CHARTER TOWNSHIP  
OF YPSILANTI  
ZONING BOARD OF APPEALS

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**MARSHA KRAYCIR, CHAIR  
ELIZABETH EL-ASSADI, VICE CHAIR  
MORGAN MCGOVERN  
GAGE SMITH  
JIMMIE WILSON  
GARRET WOOD-STERNBURGH – ALT  
EDWARD BURNETT - ALT**

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**May 19, 2021**

**Special Meeting – 6:30 p.m.**

**Ypsilanti Township Civic Center  
7200 S. Huron River Drive  
Ypsilanti, MI 48197**

**CHARTER TOWNSHIP OF YPSILANTI**  
**ZONING BOARD OF APPEALS**  
7200 S. Huron River Drive, Ypsilanti, MI 48197

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***SPECIAL MEETING AGENDA***  
**WEDNESDAY, MAY 19, 2021**  
**6:30 P.M.**

Due to the COVID-19 pandemic, Ypsilanti Township will be conducting this public meeting virtually in order to comply in compliance with the State of Michigan Open Meetings Act. **To view and/or participate in the public meeting, please visit [www.ytown.org](http://www.ytown.org).**

To provide input or ask questions regarding business that will be considered at the meeting, please email [planning@ytown.org](mailto:planning@ytown.org) or call 734-485-3943. 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@ytown.org](mailto:planning@ytown.org) or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF THE MAY 5, 2021 REGULAR MEETING MINUTES.
5. PUBLIC HEARING
  - A. APPLICANT: American Center for Mobility c/o Mark Chaput  
LOCATION: 2701 Airport Drive, 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.
6. OTHER BUSINESS
7. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. CORRESPONDENCE RECEIVED
  - B. ZONING BOARD OF APPEALS MEMBERS
  - C. MEMBERS OF THE AUDIENCE
8. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD
9. ADJOURNMENT

# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

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**Charter Township of Ypsilanti  
Public Meeting Notice  
Zoning Board of Appeals Special Meeting  
May 19, 2021 6:30pm**

**PLEASE TAKE NOTICE** that the Charter Township of Ypsilanti Zoning Board of Appeals will hold a Special Meeting scheduled for May 19, 2021 at 6:30pm. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 pursuant to the State of Michigan Open Meetings Act.

Public comment will be handled by the “Raise Hand” method as instructed below within Participant Controls.

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@ytown.org](mailto:planning@ytown.org) or 734-485-3943.

### Meeting Information:

**When: May 19, 2021 06:30 PM Eastern Time (US and Canada)  
Topic: ZBA Special Meeting 05-19-21**

**Please click the link below to join the webinar:**

**<https://ytown.zoom.us/j/97927372477?pwd=dVB5R3RXVU1cHlpK0NDMERNdkNNQT09>**

**Passcode: 732965**

**Or One tap mobile :**

**US: +19292056099,,97927372477# or +13017158592,,97927372477#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900  
6833 or +1 253 215 8782 or +1 346 248 7799**

**Webinar ID: 979 2737 2477**

**International numbers available: <https://ytown.zoom.us/u/abO3oDKtyg>**

## Zoom Instructions for Participants

### To join the conference by phone:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.

### Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

### To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to [join.zoom.us](https://join.zoom.us) on any browser and entering the Meeting ID provided.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

If you have any further questions or concerns, please email or call the Planning Department at [planningtown.org](http://planningtown.org) or 734-485-3943.

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
MINUTES OF THE MAY 5, 2021 REGULAR MEETING**

Chair Marsha Kraycir called the meeting to order at 6:34pm 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; Alternate Commissioner: Garret Wood-Sternberg present in Ypsilanti Township.

Commissioners Not Present: Morgan McGovern

Others in Attendance: Dennis McLain, Township Attorney; Heather Roe, Township Clerk; Jason Iacoangeli, Planning Director; Belinda Kingsley; Planning & Development; Derek Russell, Property Owner 6048 Oak Knoll; Fareed Mojaradi, Architect for Ypsilanti Tennis Club; Miodrag (Misha) Rakic, Property Owner 3160 W. Michigan Ave; Andrew Konja, Ypsilanti Township Resident.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF THE MARCH 3, 2021 REGULAR MEETING MINUTES**

A motion was made by Commissioner Smith, supported by Commissioner El-Assadi to approve the minutes of the March 3, 2020 Regular Meeting. The motion carried unanimously.

**5. PUBLIC HEARING**

**A. APPLICANT: Derek Russell**

**VARIANCE LOCATION: 6048 Oak Knoll Dr. Ypsilanti, MI 48197**

**PARCEL: K-11-29-300-028**

**VARIANCE REQUEST: To consider a request for a variance from Zoning Ordinance Section 2103 Accessory Buildings and Accessory Uses for the placement of an accessory building on the property.**

Jason Iacoangeli, Planning Director stated that the first item for discussion is an application by Mr. Derek Russell located at 6048 Oak Knoll Dr. Ypsilanti Township to consider two variances from section 2103 Accessory Buildings for the placement of a shed on the property. Mr. Russell is asking for two variances from the Zoning Board of Appeals tonight. One of which is to locate an accessory building in a side yard, currently the ordinance only allows accessory structures to be located in a rear yard. The other variance that is being requested is to allow the accessory structure to be located closer than 10 feet to the primary residence or the home. Currently the ordinance prohibits accessory buildings from being located any closer than 10 feet to the home. The Staff Report states there was an existing shed located here on the property, which the Applicant took down with the idea being that they were going to replace it. However, they weren't aware that once they removed the existing shed that the legal non-conforming status of it that had been in place. They would like to put the shed back where it was, on the side of the home, you can see that from the aerial photo in the Staff Report. The two variances to be asked for is 1. To place the shed where it is shown or located on the plot plan (picture shown via Zoom)

Discussion followed regarding the picture of the shed.

Mr. Iacoangeli stated that they've asked the Building Department to weigh in on whether or not the Michigan Building Code requires there to be a separation between primary structures and accessory structures. The Michigan Building code, according to the Chief Building Official at Township Hall, is that the building code allows for buildings to be as close as a foot together. They can even be attached without any kind of additional fire rating. If you were to build an attached garage there wouldn't need to be anything done to the attached garage to rate it for a fire situation. The Building Code really doesn't stipulate that a building needs to be separated 10 feet from the main building, we believe that maybe this language that is in this ordinance is dated and maybe had some history with provisions for fire protection. But the Michigan Building Code is mute on that as far as these structures needing to be separated by 10 feet. With regard to the setback, placing this building, if we were to consider this to be attached, the Applicant has about 16 feet from the edge of this building to where his lot line is. Even if this building attached to the home it would meet the setback requirements as if it was a part of the main structure. If this were to be considered garage it would meet the setback requirements for the Zoning District.

Commissioner Wilson asked if the report stated if the size of the structure previously, and what will it be now.

Mr. Iacoangeli asked the Property Owner to answer this question.

Commissioner Wood-Sternberg asked why the previous shed was taken down. Derek Russell, Property Owner of 6048 Oak Knoll stated it was old and dated and I wanted to replace it with a newer/nicer structure. The old structure was 12x24 and the new structure would be 14x28.

Commissioner Wood-Sternberg asked was the concrete pad from the old structure? Mr. Russell stated no it was just poured because there was a miscommunication regarding whether he could pour the concrete pad prior to his Building Permit being approved, where he thought he could.

Commissioner Smith asked was the shed on the property prior to your purchasing the property.

Mr. Russell stated yes, it was.

**The public hearing opened at 6:47pm**

No Comments

**The public hearing closed at 6:48pm**

**A motion was made by Commissioner Smith, with support from Commissioner El-Assadi to approve the request for a variance from Zoning Ordinance Section 2103 Accessory Buildings and Accessory Uses to permit the construction for an accessory building located at 6048 Oak Knoll Dr. PARCEL: K-11-29-300-028 for the following variance for the reasons stated in the Staff Report.**

- 1. A variance to Section 2103.2 to allow an accessory structure to be places in a side yard.**
- 2. A variance to Section 2103.4 to allow the accessory structure to be located closer than ten feet to the primary structure.**

**The variance will have the following conditions;**

**The Applicant will need to pull all necessary building and trade permits from the Ypsilanti Township Building Department.**

**Kraycir: Yes   Wilson: Yes   El-Assadi: Yes   Smith: Yes  
Wood-Sternberg: No**

**B. APPLICANT: Miodrag Rakic – Ypsilanti Sports Center / Tennis Facility  
VARIANCE LOCATION: 3160 West Michigan Ave, Ypsilanti MI 48197  
PARCEL: K-11-18-340-001**



**VARIANCE REQUEST: To consider a request for a variance from zoning ordinance Section 2001 Schedule Limiting: height, bulk, density and area by zoning district, commercial, office and industrial districts for the construction of a new Tennis Facility.**

Mr. Iacoangeli stated that the application that is before you this evening is for a variance to height. The request is for 3160 W. Michigan Avenue. They are requesting consideration this evening for a variance from the Zoning Ordinance Section 2001, schedule limiting height, bulk, and density in a Commercial Zoning district in order to allow for an indoor tennis facility building that is 37 feet in height, which is over the maximum height for structures in the B3 General Business district, which allows 2 story's or 25 feet. This is a project that was just before the Planning Commission, which it received Special Conditional Use approval for an outdoor recreation facility and also preliminary Site Plan approval for a new indoor tennis facility. As a part of that, Michigan has 4 distinct seasons, in order for tennis to be played in the unseasonable months, the Applicant is wishing to build a building to accommodate tournament style tennis play indoors. Based on research we've done and that the Applicant's provided, in order to allow for that for tournament play, the gold standard is that there needs to be 35 feet of free clearance above the net. In order for play to not be interrupted by the ceiling or a roof truss or something of that nature. The request is for a variance for the building height to allow for the building to be 37 feet total height. (Picture shown via Zoom) It is located on Michigan Avenue near the overpass for I-94, just to the east is the Pines of Cloverlane apartment complex, and the parcel in question is wrapped like a horseshoe around the Shell Gas Station. Included in your packet was a Site Plan and a Building Elevation.

Further Discussion about the picture shown.

Miodrag Rakic, Property Owner of 3160 West Michigan Ave in Ypsilanti stated that they would like to build a tennis facility that is going to have indoor and outdoor tennis courts. The indoor tennis courts are being built by the standards provided in the official manual from the USTA. The only issue right now is the height of the building, above the center line it has to have, instead of 25 feet which is what the Township Ordinance states, it needs to have at least 35 feet above the net. So tennis play can be efficient. If you are building as per those standards, then you can participate in local tournaments. Not speaking of professionals but rather kids, starting at 6 years of age. In order to accommodate those dimensions we need to have 35 feet above the net. We are asking for the variance that is going to accommodate those 35 feet plus a couple of feet for the construction for trusses.

Commissioner Wilson stated he is glad that the Property Owner is sticking with this project and bringing it to the Township.

**The public hearing opened at 6:59pm**

No Comments

The public hearing opened at 7:00pm

A motion was made by Commissioner El-Assadi, supported by Commissioner Wood-Sternberg, to approve the request for a variance from Zoning Ordinance Section 2001, Bulk, Height, and Density in Commercial districts, to permit the construction of a new tennis facility located at 3160 West Michigan Avenue. PARCEL: K-11-18-340-001 , for the following reasons stated in the Staff Report:

1. A variance from Section 2001. Height, in a B-3 General Business District to allow a maximum height of thirty-seven (37') for the new indoor tennis facility building.

The variance will have the following conditions;

The Applicant will need to receive final site plan and engineering approval from Ypsilanti Township.

The Applicant will need to pull all necessary building and trade permits from the Ypsilanti Township Building Department prior to construction.

Kraycir: Yes

Wilson: Yes

El-Assadi: Yes

Smith: Yes

Wood-Sternberg: Yes

#### 6. OTHER BUSINESS

None

#### 7. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

##### A. CORRESPONDENCE RECEIVED

None

##### B. ZONING BOARD OF APPEALS MEMBERS

Commissioner El-Assadi asked if there will be a special Zoning Board of Appeals on Wednesday, May 19, 2021.

Mr. Iacoangeli stated that yes there will be a special Zoning Board of Appeals meeting on May 19<sup>th</sup> for the American Center for Mobility, in order to consider a temporary use permit for the outdoor storage of vehicles. These are vehicles are basically from the Ford Motor Company that are awaiting microchips, you may have heard about this in the news. There is a shortage and the ACM has vacant property within their proving ground that they would like to utilize for the storage of vehicles. If the Zoning Board of Appeals find that is allowable and grant temporary uses up to six months per the Ordinance. More information to follow.

##### C. MEMBERS OF THE AUDIENCE

None

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

None

**9. ADJOURNMENT**

**A motion was made by Commissioner El-Assadi, supported by Commissioner Wilson to adjourn the meeting. The motion carried unanimously.**

The meeting was adjourned at approximately 7:05pm

DRAFT

# ZONING BOARD OF APPEALS APPLICATION

## I. APPLICATION TYPE

- Variance  
 Exceptions and Special Approvals (Includes: Temporary Uses and Structures)  
 Administrative Review Appeal

## II. PROJECT LOCATION

Address: 2701 Airport Drive, Ypsilanti MI 48198 Parcel ID #: K-11-12-100-006 Zoning I-C  
Lot Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_

## III. APPLICANT INFORMATION

**Applicant:** American Center for Mobility Phone: 517 206-1802  
Address: 2701 Airport Drive City: Ypsilanti State: Mi Zip: 48198  
Fax: \_\_\_\_\_ Email: mark.chaput@acmwillowrun.org  
**Property Owner:** SAME Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## IV. COST AND FEES

Total: \$ 500.00 Breakdown of fee: Residential: \$ 125.00  
Non-residential: \$ 500.00

## V. APPLICANT SIGNATURE

The undersigned Mark Chaput represents American Center for Mobility :  
Applicant Property Owner  
that Willow Run Arsenal of Democracy Land Holdings is/are the owner(s) of lot(s) \_\_\_\_\_ located in the \_\_\_\_\_  
Property Owner Lot Subdivision  
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2701 Airport Drive, Ypsilanti Mi 48198 and the property is  
Address  
zoned I-C (ACM is at property under Ground Lease to WRAD.)  
Zoning District  
2. That the petitioner hereby request Temporary Use under Section 2404-3f Article \_\_\_\_\_ of the Ypsilanti Township  
Variance/Temporary Use Section Article  
Zoning Ordinance.  
/Regular Meeting  
3. The petitioner further state that MAC have/has read and understands the provisions of said zoning ordinance as it  
Applicant Initial  
applies to this petition.  
4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Mark Chaput Mark Chaput April 29, 2021  
Applicant Signature Print Name Date

# Charter Township of Ypsilanti

## Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

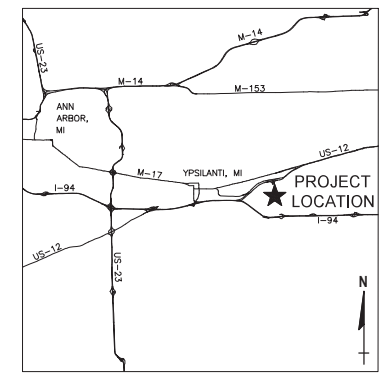
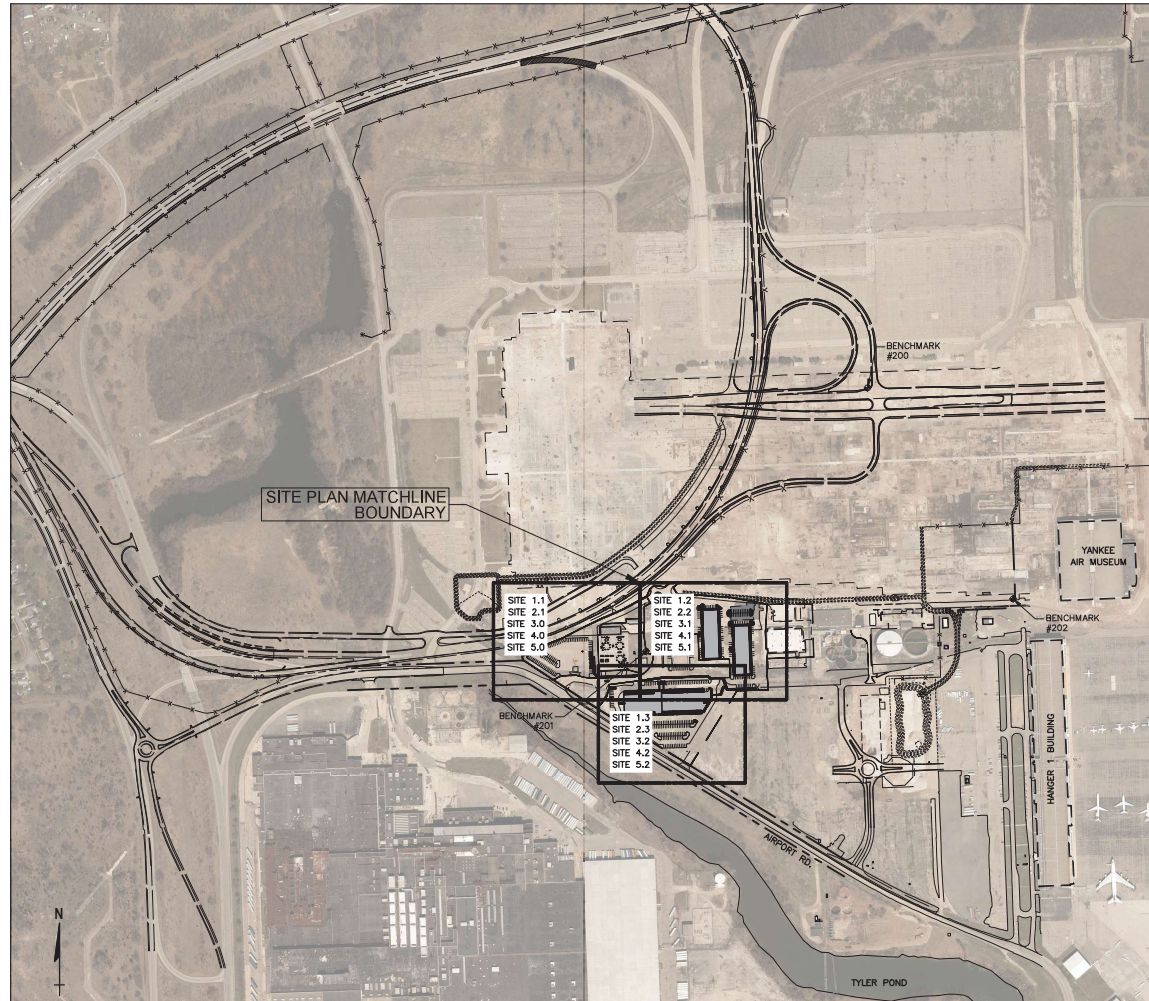
Website: <https://ytown.org>

**OFFICE USE ONLY**

### All Zoning Board of Appeals Applications

<input type="checkbox"/> The application is filled out in its entirety.	<input type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.

# THE AMERICAN CENTER FOR MOBILITY CAMPUS SITE DESIGN



WILLOW RUN  
YPSILANTI, MI  
48198

**PROJECT CONTACTS**  
**DEVELOPER (PETITIONER)**  
MR. JOHN MADDOX - PRESIDENT & CEO  
THE AMERICAN CENTER FOR MOBILITY  
WILLOW RUN  
YPSILANTI, MI 48198  
734-358-3307  
**SUB ENGINEER**  
KURTIS WESLOCK  
MANNIK SMITH GROUP  
65 CADILLAC SQUARE, SUITE 3311  
DETROIT, MI 48226  
(313) 961-9500

**ZONING**  
J-C INDUSTRIAL COMMERCIAL

**SHEET INDEX**

SITE 0.0.....COVER SHEET	SITE 6.1.....STANDARD DETAILS
SITE 0.1.....GENERAL NOTES	SITE 6.2.....STANDARD DETAILS
SITE 0.2.....GENERAL NOTES	SITE 6.3.....STANDARD DETAILS
SITE 1.0.....OVERALL EXISTING CONDITIONS PLAN	SITE 6.4.....STANDARD DETAILS
SITE 1.1.....DEMOLITION PLAN (1 OF 3)	SITE 6.5.....STANDARD DETAILS
SITE 1.2.....DEMOLITION PLAN (2 OF 3)	SITE 6.6.....STANDARD DETAILS
SITE 1.3.....DEMOLITION PLAN (3 OF 3)	SITE 6.7.....STANDARD DETAILS
SITE 2.0.....OVERALL SITE PLAN	SITE 6.8.....WATER QUALITY STRUCTURE DETAILS
SITE 2.1.....SITE PLAN (1 OF 3)	SITE 6.9.....OUTLET CONTROL STRUCTURE DETAIL
SITE 2.2.....SITE PLAN (2 OF 3)	LA 7.0.....LANDSCAPE PLAN (1 OF 3)
SITE 2.3.....SITE PLAN (3 OF 3)	LA 7.1.....LANDSCAPE PLAN (2 OF 3)
SITE 3.0.....UTILITY PLAN (1 OF 3)	LA 7.2.....LANDSCAPE PLAN (3 OF 3)
SITE 3.1.....UTILITY PLAN (2 OF 3)	LA 7.3.....LANDSCAPE NOTES AND DETAILS
SITE 3.2.....UTILITY PLAN (3 OF 3)	LP 8.0.....LIGHTING/ELECTRICAL ABBREVIATIONS, SYMBOL LIST AND GENERAL NOTES
SITE 3.3.....STORM PROFILES	LP 8.1.....OUTDOOR LIGHTING PLAN - PHOTOMETRIC SHEET
SITE 3.4.....STORM PROFILES	LP 8.2.....LIGHT POLE FIXTURE ORIENTATION SHEET
SITE 3.5.....STORM PROFILES	LP 8.3.....OUTDOOR LIGHTING LUMINAIRES CUT SHEET
SITE 3.6.....STORM PROFILES	LP 8.4.....OUTDOOR LIGHTING LUMINAIRES CUT SHEET
SITE 3.7.....WATER PROFILES	LP 8.5.....OUTDOOR LIGHTING PLAN - SHORT TERM SHEET
SITE 3.8.....STORM SEWER CALCULATIONS	LP 8.6.....OUTDOOR LIGHTING PLAN - LONG TERM SHEET
WF 4.0.....WATER MAIN ESTIMATE OF QUANTITIES	LP 8.7.....OUTDOOR LIGHTING PLAN - FUTURE SHEET
SITE 4.1.....GRADING PLAN (2 OF 3)	LP 8.8.....ELECTRICAL/LIGHTING DETAILS AND SCHEDULES
SITE 4.2.....GRADING PLAN (3 OF 3)	LP 8.9.....ELECTRICAL SPECIFICATIONS
SITE 5.0.....SOIL EROSION AND SEDIMENTATION CONTROL PLAN (1 OF 3)	
SITE 5.1.....SOIL EROSION AND SEDIMENTATION CONTROL PLAN (2 OF 3)	
SITE 5.2.....SOIL EROSION AND SEDIMENTATION CONTROL PLAN (3 OF 3)	
SITE 5.3.....SOIL EROSION AND SEDIMENTATION CONTROL DETAILS AND NOTES	
SITE 6.0.....STANDARD DETAILS	

**WATER MAIN ESTIMATE OF QUANTITIES**

ITEM#	DESCRIPTION	UNIT	QUANTITY
1	12" PC-300 DUCTILE IRON PIPE	LF	198
2	12" PC-300 DUCTILE IRON FITTING	EA	18
3	12" PC-300 2" BURNER (C/W/ST/SS)	EA	4
4	12" 2" 2" 12" (C/W/ST/SS)	EA	2
5	12" 2" 2" 12" (C/W/ST/SS)	EA	4
6	12" 2" 2" 12" (C/W/ST/SS)	EA	1
7	12" 2" 2" 12" (C/W/ST/SS)	EA	2
8	12" 2" 2" 12" (C/W/ST/SS)	EA	2
9	STANDARD PIPE HYDRANT ASSEMBLY W/ 2" VALVE BOX	EA	3

**KEY PLAN NOT TO SCALE**

BENCHMARK DATA	GROUND DISTANCE CONVERSION	BENCHMARK #200	BENCHMARK #202
COORDINATE SYSTEM ZONE ELLIPSOID HORIZONTAL DATUM VERTICAL DATUM GEOID UNITS	-STATE PLANE GRID -MICHIGAN SOUTH 2113 -GRS80 -NAD 83 (CORS 2007) -NAVD 88 -GEOID 09 -INTERNATIONAL FEET	N=271580.118 E=13344636.79 ELEV=720.963	N=270501.44 E=13345400.56 ELEV=717.856
AVERAGE COMBINED SCALE FACTOR (ACSF)=(CSF1+CSF2)/2 GROUND DISTANCE = GRID DISTANCE / ACSF		BENCHMARK #201 N=270233.074 E=13343923.51 ELEV=721.724	
ELEVATIONS SHOWN ON THESE PLANS ARE FROM NGS BENCHMARKS 82651 & A337, DATED 07/19/2016.			

**SITE DATA**  
ANN SITE ACREAGE = 3,330.5 AC  
YAM SITE ACREAGE = 1,116.78 AC

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED ON THE DESIGN OF THIS PROJECT, AND THAT ALL OF THE MINIMUM LOCAL STANDARDS HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETERIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.

CONTACT: KURTIS WESLOCK, P.E.  
MAILING ADDRESS: 65 CADILLAC SQUARE  
DETROIT, MI 48226  
(313) 961-9500  
PHONE: K.WESLOCK@MANNIKSMITHGROUP.COM  
EMAIL ADDRESS: K.WESLOCK@MANNIKSMITHGROUP.COM



04/17/2018  
DATE

NO.	DATE	BY	DESCRIPTION
1	1/19/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
2	2/1/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
3	2/19/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
4	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
5	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
6	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
7	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
8	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
9	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
10	3/2/2018	MSS	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP

PROJECT NO.	PROJECT NAME	DATE	DESIGNER	CHECKED BY
332018	ACM CAMPUS	3/22/2018	KW	KW

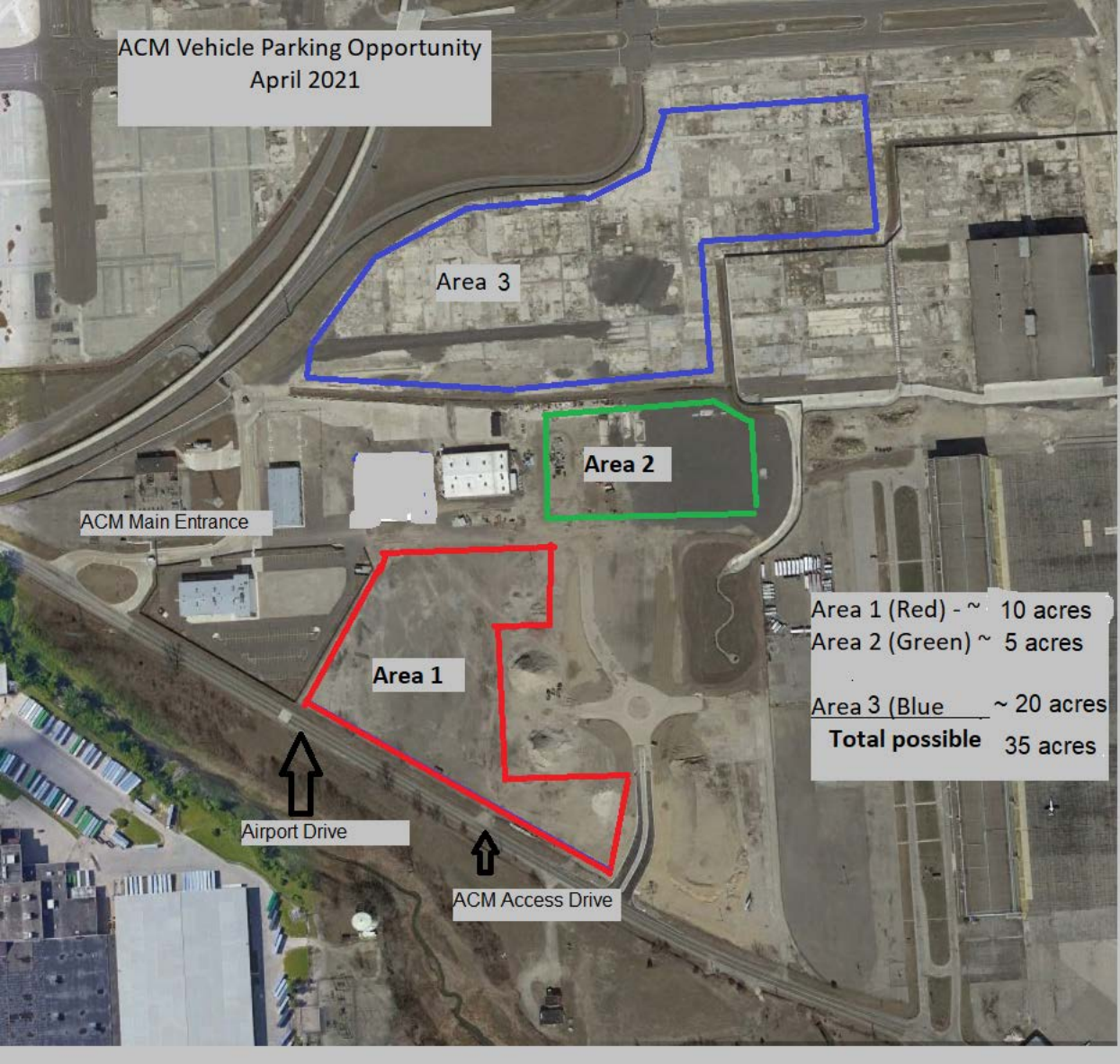
  

PREPARED FOR:  
ACM CAMPUS  
SITE DESIGN  
WILLOW RUN AIRPORT  
YPSILANTI TWP., MICHIGAN

COVER SHEET  
SITE 0.0

W:\Projects\Projects - EIA\36530011\CADD\SHEETS\A330001\_1\_0.0\_Cover Sheet.dwg - Last printed 4/16/2018 5:24 PM

ACM Vehicle Parking Opportunity  
April 2021



Area 3

Area 2

ACM Main Entrance

Area 1

Area 1 (Red) - ~ 10 acres

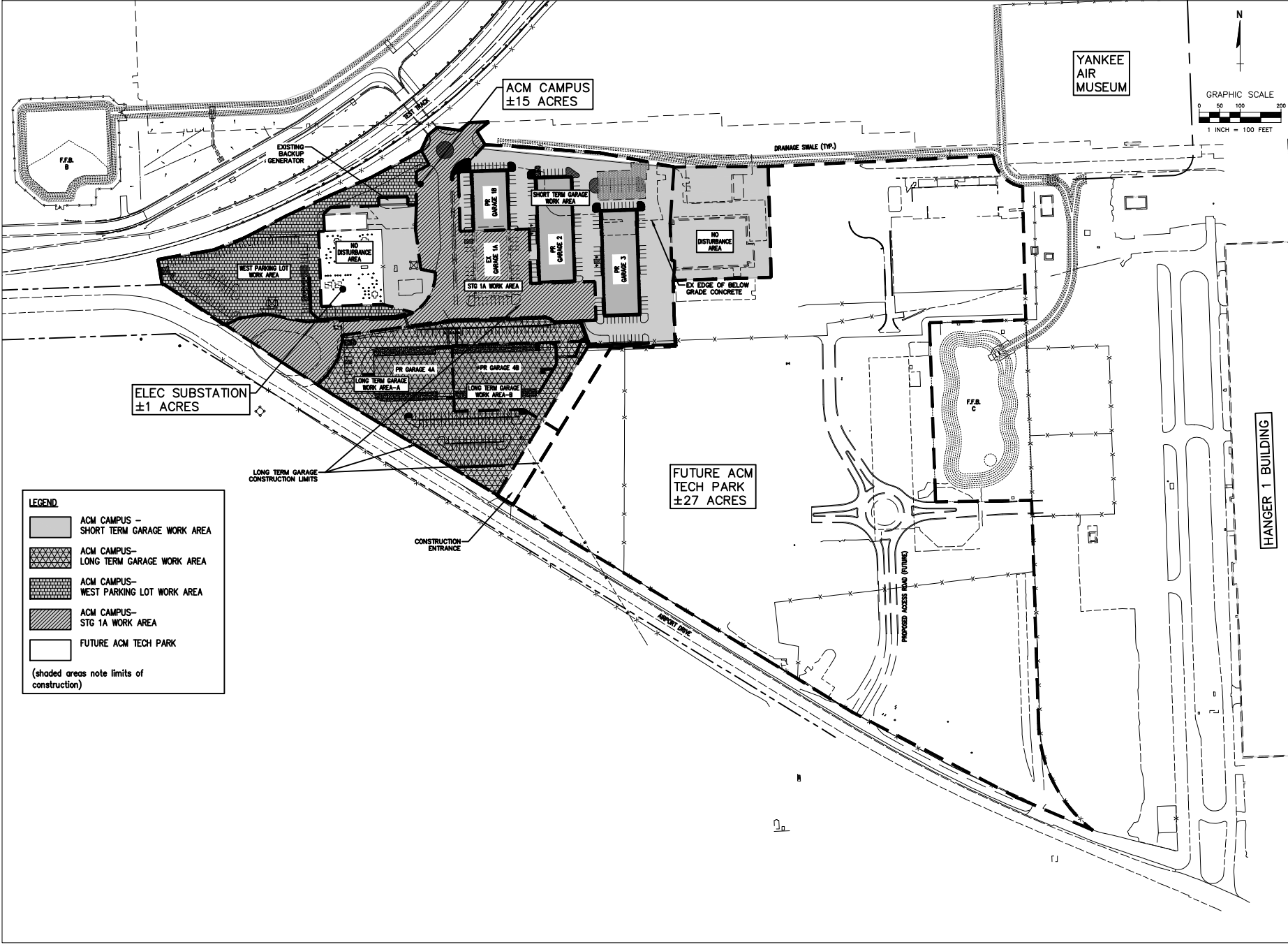
Area 2 (Green) ~ 5 acres

Area 3 (Blue) ~ 20 acres

**Total possible** 35 acres

↑  
Airport Drive

↑  
ACM Access Drive



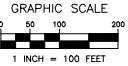
**LEGEND**

	ACM CAMPUS - SHORT TERM GARAGE WORK AREA
	ACM CAMPUS- LONG TERM GARAGE WORK AREA
	ACM CAMPUS- WEST PARKING LOT WORK AREA
	ACM CAMPUS- STG 1A WORK AREA
	FUTURE ACM TECH PARK

(shaded areas note limits of construction)

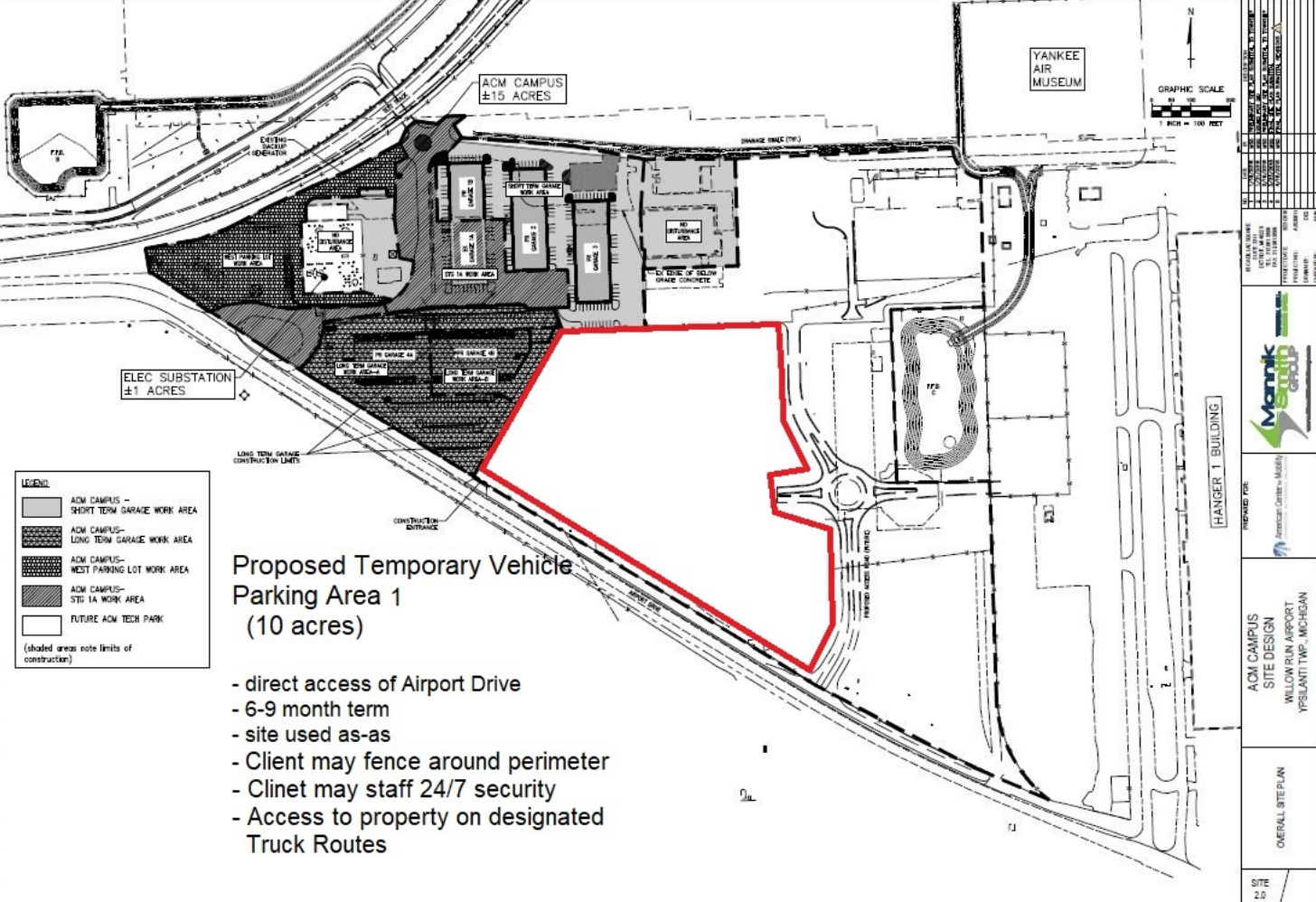
<p>NO. DATE DESCRIPTION</p> <p>1 1/16/2018 PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP</p> <p>2 2/19/2018 PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP</p> <p>3 2/19/2018 PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP</p> <p>4 4/12/2018 FINAL SITE PLAN SUBMITTAL TO TOWNSHIP</p> <p>5 4/12/2018 FINAL SITE PLAN SUBMITTAL TO TOWNSHIP</p>	
<p>65 CANTON, OHIO SUITE 13311 DETROIT MI 48206 PHONE: 313.381.8000 FAX: 313.381.8000</p>	<p>PROJECT NO.: 3020718 PROJECT NAME: A363001</p>
<p>PREPARED FOR: American Centers Mobility CONSTRUCTION CONTRACTORS ASSOCIATION</p>	<p>DESIGNED BY: KAM</p>
<p>ACM CAMPUS SITE DESIGN WILLOW RUN AIRPORT YPSILANTI TWP., MICHIGAN</p>	<p>HANGER 1 BUILDING</p>
<p>OVERALL SITE PLAN</p>	<p>SITE 2.0</p>

[www.manniksmithgroup.com](http://www.manniksmithgroup.com)





W:\Projects\Projects\_AE\AS350011\CAD\SH-E\ETS\AS350011\_2.0\_Overall\_Site\_Plan.dwg - Last printed: 4/16/2018 2:27 PM



GRAPHIC SCALE  
1 INCH = 100 FEET

YANKEE AIR MUSEUM

ACM CAMPUS ±15 ACRES

ELEC SUBSTATION ±1 ACRES

HANGER 1 BUILDING

ACM CAMPUS SITE DESIGN  
WILLOW RUN AIRPORT  
YPSILANTI TWP., MICHIGAN

OVERALL SITE PLAN

SITE 2.0

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04/16/18	ISSUED FOR PERMIT	...	...
2	04/16/18	...	...	...
3	04/16/18	...	...	...
4	04/16/18	...	...	...
5	04/16/18	...	...	...
6	04/16/18	...	...	...
7	04/16/18	...	...	...
8	04/16/18	...	...	...
9	04/16/18	...	...	...
10	04/16/18	...	...	...
11	04/16/18	...	...	...
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15	04/16/18	...	...	...
16	04/16/18	...	...	...
17	04/16/18	...	...	...
18	04/16/18	...	...	...
19	04/16/18	...	...	...
20	04/16/18	...	...	...

DESIGNED BY: MERRICK GROUP

PROJECT NO.: 15111000

DATE: 04/16/18

OWNER: ...

SCALE: ...

PROJECT: ...

CLIENT: ...

LOCATION: ...

PROJECT NO.: 15111000

DATE: 04/16/18

OWNER: ...

SCALE: ...

PROJECT: ...

CLIENT: ...

LOCATION: ...



Temporary Parking Area 3  
(20 acres)

- 6-9 month term
- Use in as-is condition
- Client may fence around perimeter
- Gate provided for fire access





## ACM Vehicle Parking Temporary Use Summary

May 4, 2021

ACM has submitted a request for consideration for Temporary Vehicle Parking to support Ford Motor Company who is experiencing an immediate COVID crisis. Ford Motor Company is seeking locations to park new production vehicles that are in limbo as they await microchips that are in backlog due to COVID. They have identified ACM as one location of interest. ACM has identified three proposed vacant areas on site totaling approximately 35 acres (see attached) that the Ford representatives have indicated would work perfectly for them.

Following are items of relevance for your consideration:

1. Term of parking would be 6-9 months.
2. Three propose parking areas
  - a. Area 1 approximately 10 acres
  - b. Area 2 approximately 5 acres
  - c. Area 3 approximately 30 acres
3. The three proposed areas would be used as-is with minimal adaptation.
  - a. Area 1 is an area that is a combination of an old asphalt parking lot and a well graded, well drained aggregate lot.
  - b. Area 2 is a combination of well graded, well drained aggregate and asphalt millings lot.
  - c. Area 3 is a well-drained, rough concrete surface that was originally part of the Willow Run Plant floor.
4. ACM has an existing driveway off Airport Road, with a gate, that would be used as the main access point to the site.
5. The entire ACM property is fenced off from the Public.
6. Each proposed parking area is planned to have its own temporary fencing encompassing the perimeter. Gates would be provided within this temporary fencing to allow for necessary access, including fire safety.
7. Parking area would have 24/7 camera monitoring capabilities with ACM camera infrastructure.
8. Client would provide 24/7 security personnel to monitor parking areas.
9. Fire Event Plan – ACM has an existing relationship with the local police and fire. We already have protocols in place for emergency response for any event that may occur on the property. We would establish an additional process specifically related to this parking use that would engage ACM staff as well as the client security monitoring personnel. Plan would include continuous monitoring, identification of any issues including the possibility of a fire, notification requirements to the emergency services, and commitment to ensure safe access to the property in the case of an emergency event (24/7).
10. Fire Hydrant Location included on page 5.



**Area 1 - approximately 10 Acres**

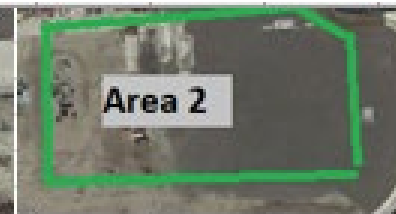
Estimated vehicle parking capacity - 1,200 vehicles (~ 120 per acre)

ACM gated Driveway opening - 36 feet

Area perimeter fence, gate width minimum minimum 14 feet

Parking spot dimensions (9 ft x 18 ft)

Minimum circulation aisle width 24 feet



**Area 2 - approximately 5 Acres**

Estimated vehicle parking capacity - 600 vehicles (~ 120 per acre)

Area perimeter fence, gate width minimum minimum 14 feet

Parking spot dimensions (9 ft x 18 ft)

Minimum circulation aisle width 24 feet



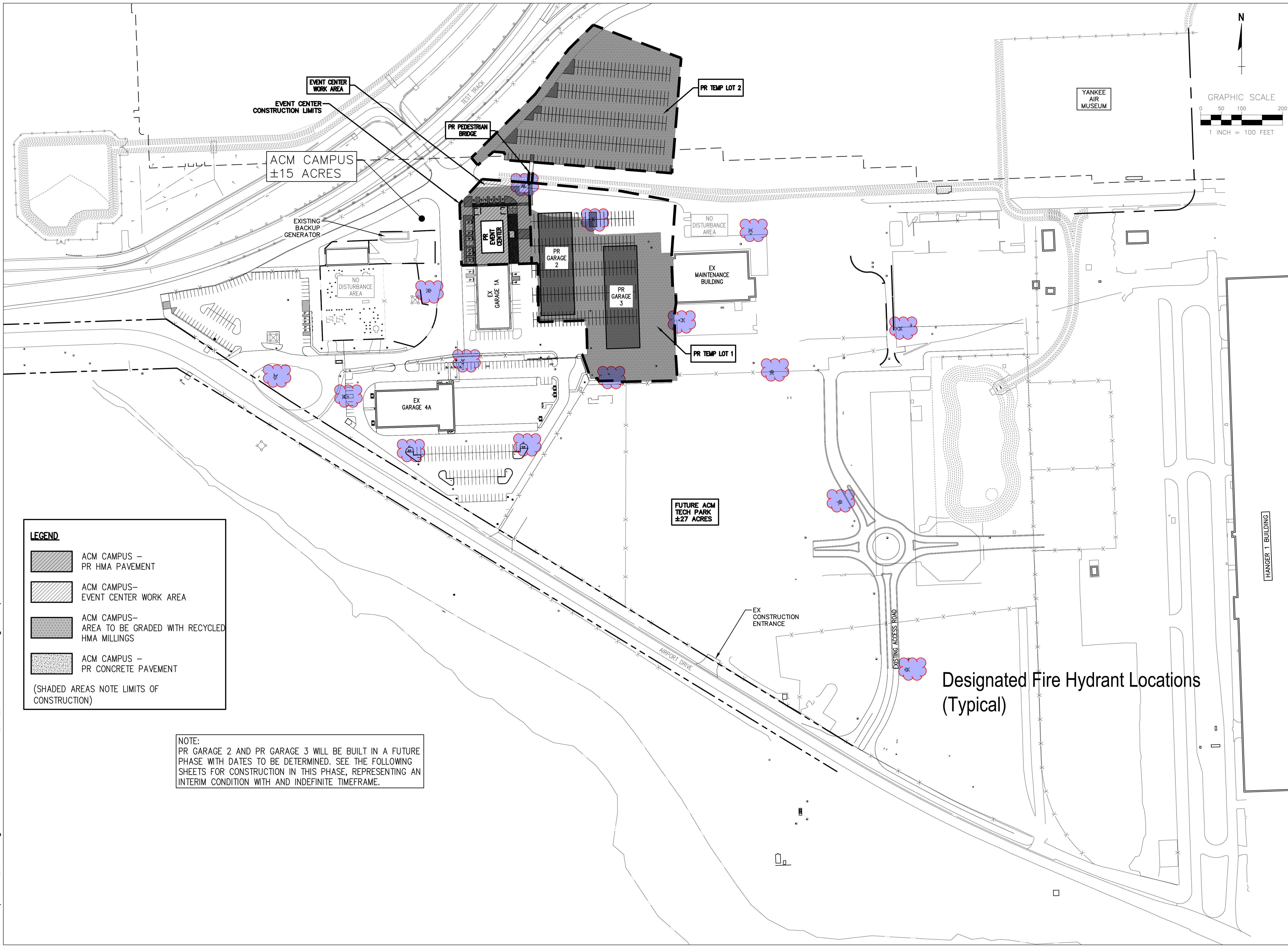
**Area 3 - approximately 30 Acres**

Estimated vehicle parking capacity - 3,600 vehicles (~ 120 per acre)



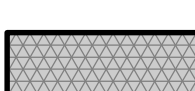
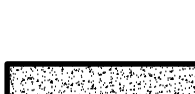
Area perimeter fence, gate width minimum minimum 14 feet

Parking spot dimensions (9 ft x 18 ft)

Minimum circulation aisle width 24 feet



**LEGEND**

-  ACM CAMPUS – PR HMA PAVEMENT
-  ACM CAMPUS– EVENT CENTER WORK AREA
-  ACM CAMPUS– AREA TO BE GRADED WITH RECYCLED HMA MILLINGS
-  ACM CAMPUS – PR CONCRETE PAVEMENT

(SHADED AREAS NOTE LIMITS OF CONSTRUCTION)


NOTE:  
PR GARAGE 2 AND PR GARAGE 3 WILL BE BUILT IN A FUTURE PHASE WITH DATES TO BE DETERMINED. SEE THE FOLLOWING SHEETS FOR CONSTRUCTION IN THIS PHASE, REPRESENTING AN INTERIM CONDITION WITH AN INDEFINITE TIMEFRAME.

NO.	DATE	BY	DESCRIPTION
1	2020/3/13	HNTB	PRELIMINARY SITE PLAN SUBMITTAL TO TOWNSHIP
2	2020/5/1	HNTB	FINAL SITE PLAN SUBMITTAL TO TOWNSHIP

536 GRIFFIN OLD STREET SUITE 1100 DETROIT, MI 48226 TEL.: (313) 961-3330	PROJECT NO.: 71270	ASD	DL
	PROJECT DATE:	DRAWN BY:	CHECKED BY:

PREPARED FOR:

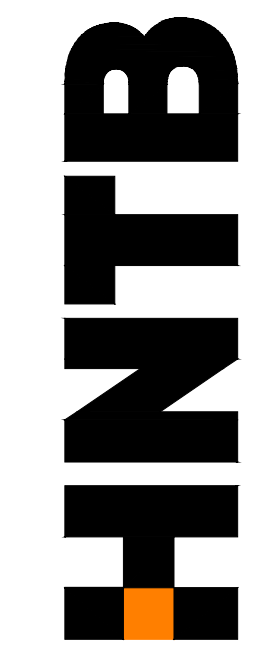


American Center for Mobility  
CONNECTED. AUTOMATED. VALIDATED.

ACM CAMPUS  
EVENT CENTER  
SITE DESIGN  
WILLOW RUN AIRPORT  
YPSILANTI TWP., MICHIGAN

OVERALL SITE PLAN

SITE  
2.0





# CHARTER TOWNSHIP OF YPSILANTI

## OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

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**Zoning Board of Appeals  
Staff Report  
Temporary Use – Outdoor Vehicle Storage  
American Center for Mobility  
2701 Airport Drive, Ypsilanti MI 48198  
Parcel K-11-12-100-006**

May 13, 2021

*CASE*

The applicant is requesting consideration for a Temporary Use Permit to allow the storage of automotive vehicles for a time period not to exceed six (6) months pursuant to Zoning Ordinance Article 24, Section 2404 Jurisdiction.

*APPLICANT*

Mark Chaput c/o American Center for Mobility  
2701 Airport Drive  
Ypsilanti MI, 48198

*SUMMARY OF REQUEST*

The applicant is seeking a Temporary Use Permit in order to store Automotive Vehicles on their property that are awaiting computer chips due to supply chain disruptions caused by COVID-19. The applicant has a total of thirty-five (35) acres of vacant property that is secured by fencing that rings the property.

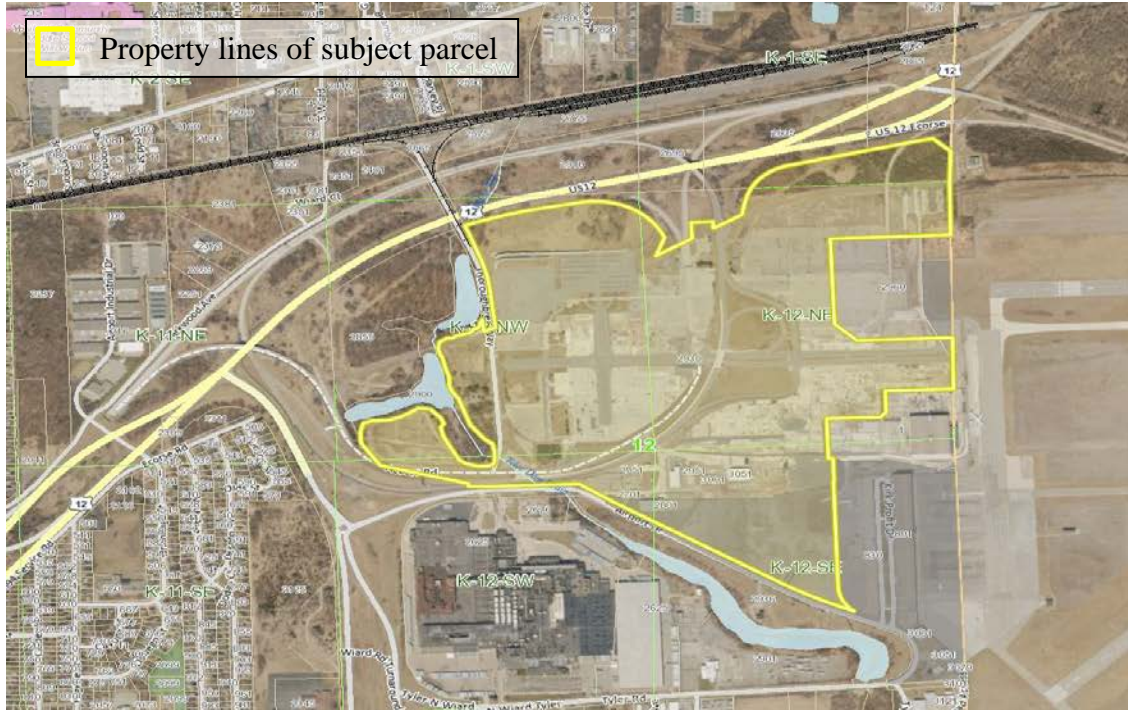
*CROSS REFERENCES*

Township Zoning Ordinance – Article XXIV (24) Board of Zoning Appeals

May 13, 2021

*Aerial Photograph(s) – 2701 Airport Drive*

*\*\*Not to scale*



*SUBJECT LOCATION:*

The American Center for Mobility is located south of US-12 and to the east of Wiard Road and to the north of Airport Drive. It is bound on the east side by the Willow Run Airport.

*SUBJECT SITE ZONING AND COMPREHENSIVE PLAN*

The parcel is currently zoned I-C, Industrial and Commercial the ACM has a development agreement that uses the I-C Zoning as the prevailing zoning district with regard to uses on the property.

*ADJACENT USES, ZONING AND COMPREHENSIVE PLAN*

Direction	Use	Zoning	Future Land Use Designation
North	US-12	N/A	N/A
South	Industrial Property	I-C	Innovation and Employment (IE)
East	Willow Run Airport / Yankee Air Museum	I-C	Innovation and Employment (IE)
West	Vacant Industrial	I-C	Innovation and Employment (IE)

May 13, 2021

*DETERMINATION OF TEMPORARY USE PER SECTION 2404.3.E.*

**Exceptions and special approvals:** To hear and decide in accordance with the provisions of this ordinance, requests for exceptions, for interpretations of the zoning map, and for decisions on special approval situations on which this ordinance specifically authorizes the zoning board of appeals to pass. Any exception or other matter on which this ordinance specifically authorizes the zoning board of appeals to pass shall be subject to such conditions as the zoning board of appeals may require in order to preserve and promote the character of the zone district in question and otherwise promote the purpose of this ordinance, including the following:

e. Permit temporary buildings and uses for periods not to exceed two years in undeveloped sections of the township and for periods not to exceed six months in developed sections.

**Staff Comment:** After a finding of fact based on the information presented by the applicant the American Center for Mobility, staff reports and a public hearing the Zoning Board of Appeals can decide to permit the temporary use of Outdoor Vehicle Storage at the subject property 2701 Airport Drive for a time period not to exceed six (6) months per the Township Ordinance.

*ANALYSIS*

Township Zoning Ordinance, Section 2404 3.e. allows the Zoning Board of Appeals to review and approve Temporary Uses that are customary and incidental to the primary use of the property. The American Center for Mobility (ACM) is request the temporary use of thirty-five (35) acres of property for temporary outdoor vehicle storage. The ACM has divided the parking areas into three (3) separate areas. Area one (1) being 10 acres. Area two (2) being 5 acres and Area three (3) being thirty (30) acres. The areas are currently a mix of aggregate or asphalt millings or concrete that was the original Willow Run plant factory floor. All of the areas are graded in order to have positive drainage or storm water. The area of the parking will take place behind the existing gates of the ACM. Further, the applicant has stated that the parking lots will likely have a second fence around them supplied by the auto companies along with attendants and cameras on a twenty four (24) hour basis. The applicant is proposing to organize the vehicles just like a parking lot with double staking parking spaces and twenty four (24) foot wide circulation lanes separating the rows of vehicles.

The Ypsilanti Fire Department has reviewed the plans and has also required the addition of twenty-four (24') foot circulation lane along the edges of the parking areas. Also, the Fire Department was on-site to review the parking areas and identify the fire hydrant access for each parking area. The Fire Department will access the parking areas through the main entrance for the ACM or from the gate off of Airport Drive. The Fire Department is recommending that the gate be equipped with a Know Box for easy access by the Fire Department that will not require bolt cutter for the fence lock and chain.

May 13, 2021

Stantec Engineering, the Township Engineer has also reviewed the plan and the parking lot spacing is consistent with the Townships parking standards for drive aisles and parking space width and depth. They have recommended that the parking areas remain free of any debris and that any material storage in the parking areas be relocated as to not cause interference with any Public Safety concerns.

The Planning Department feels that this temporary parking arrangement meets the spirit and the intent of the Zoning Ordinance. The Planning Department recommends that the temporary parking be allowed for a time period not to exceed six (6) months from the date of the approval. Further, the applicant needs to provide the Township with a removal bond in the amount of \$500,000.00 this bond can be a surety bond issued from a Michigan State Licensed Insurance Agency. A condition shall also be that the lease gives Ypsilanti Township the right to inspect the parking areas at any time and require the moving or removal of vehicles on or off the property for health, safety, and welfare reasons.

**Suggested motions:** *The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.*

### **Table**

“I move to table the request for the American Center for Mobility at 2701 Airport Drive for the Temporary Use for the Storage of Automotive Vehicles, to consider comments presented during this public hearing.”

### **Approve**

“I move to approve the request for a Temporary Use for the Outdoor Storage of Vehicles pursuant to Ordinance Section 2404 3.e : for the following reasons (*provide reasons for approval*)

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).

May 13, 2021

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.

**Denial**

“I move to deny the request for Temporary Outdoor Vehicle Storage for the American Center for Mobility at 2701 Airport Drive , due to the following reason(s):

*Please provide reasons for denial in the motion”*

Respectfully Submitted,

*Jason Iacoangeli*

Jason Iacoangeli, AICP  
Planning Director

# CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

## BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198



May 12, 2021

Jason Iacoangeli, Planning Director  
Charter Township of Ypsilanti  
7200 S. Huron River Drive  
Ypsilanti, MI 48197

RE: Temporary Vehicle Parking  
Project Name: American Center for Mobility  
Project Location: 2701 Airport drive Ypsilanti, MI 48198  
Applicable Codes: IFC 2018  
Designer: ACM

### Status of Review

**Status of review:** Approved as Submitted

**Review:** On May 11, 2021 I reviewed a map set and a written description for three temporary vehicle parking lots, located on the ACM campus. On the same day at 3:00 pm, I also attended an onsite meeting where we toured the campus and I was given a verbal description of what was planned.

### Site Coverage - Hydrants

**Comments:** Keep at least one hydrant inside fenced temporary parking lots Area 1 and Area 2. For Area 3, leave a 24 foot wide circulation aisle along drainage ditch so a fire truck can lay a supply line to one of the hydrants located on the south side of the drainage ditch.

### Site Coverage - Access

**Comments:** Gate access should be 20' for fire truck access.

Sincerely,

A handwritten signature in black ink that reads "Dan Kimball". The signature is written in a cursive style and is positioned above a horizontal line.

Dan Kimball, Fire Marshal  
Charter Township of Ypsilanti Fire Department  
CFPS, CFI II, CFPE

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To:	Jason Iacoangeli, AICP Charter Township of Ypsilanti	From:	Eric Humesky Ann Arbor, MI Office
File:	2075140302	Date:	May 13, 2021

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**Reference: ACM Temporary Vehicle Storage**

On May 11, 2021, Mark Chaput with ACM gave us a tour of the site to show the proposed locations for temporary vehicle storage as described in the May 4, 2021 summary provided by ACM. Overall, from an engineering standpoint, we do not see any significant issues with this proposal. Below are several concerns that should be addressed prior to approval of the proposal.

- Coordination with the Fire Department is the critical component of this proposal. Access roads, fencing, and gate location, type, size, and Knox Lock should all be approved by the fire department prior to proceeding.
- In general, the proposed driving surfaces are rough but drivable. There are several locations where debris and pavement heave will impede access. Any such area must be cleared/corrected prior to use, most notable within the drive aisles where an emergency vehicle may need access.
- Proposed Parking Area 1 contains large stockpiles along the east edge of the area. An additional 10-foot of clearance from the stockpiles should be provided in addition to the 24-foot-wide drive aisle.

**Stantec Consulting Michigan Inc.**

**Eric Humesky** PE  
Municipal Engineer  
Phone: 734 214 1886  
eric.humesky@stantec.com

- c. Belinda Kingsley, Charter Township of Ypsilanti  
Dan Kimball, Charter Township of Ypsilanti