

**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  
EDWARD BURNETT - ALT**

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**November 3, 2021**

**Regular 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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**REGULAR MEETING AGENDA**  
WEDNESDAY, NOVEMBER 3, 2021  
6:30 P.M.

1. CALL MEETING TO ORDER
2. ROLL CALL – DETERMINATION OF A QUORUM
3. APPROVAL OF AGENDA
4. APPROVAL OF THE OCTOBER 6, 2021 REGULAR MEETING MINUTES.
5. **PUBLIC HEARING**
  - A. APPLICANT: American Center for Mobility c/o 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.
6. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
  - A. PLANNING DEPARTMENT REPORT
  - B. CORRESPONDENCE RECEIVED
  - C. ZONING BOARD OF APPEALS MEMBERS
  - D. MEMBERS OF THE AUDIENCE/PUBLIC
7. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD
8. ADJOURNMENT

**(THERE IS NO WORK SESSION)**

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.

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, October 6, 2021  
6:30pm**

**COMMISSIONERS PRESENT**

Morgan McGovern, Commissioner  
Gage Smith, Commissioner  
Jimmie Wilson, Commissioner  
Edward Burnett, Alternate

**COMMISSIONERS ABSENT**

Marsha Kraycir, Chair  
Elizabeth El-Assadi, Vice-Chair

**MANAGEMENT PRESENT**

Jason Iacoangeli, Planning Director

**I. CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Mr. Smith called the meeting to order at 6:44 pm.

**II. APPROVAL OF AGENDA**

**MOTION:** Mr. Smith **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Ms. McGovern and **PASSED** by unanimous consent.

**III. APPROVAL OF SEPTEMBER 1st MEETING MINUTES**

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

**IV. PUBLIC HEARING**

**APPLICANT:** Latoria Wilkerson

**LOCATION:** 1234 Ruth Ave, Ypsilanti MI 48198

**PARCEL** : K-11-15-160-026

**REQUEST:** To consider a fence variance request subject to Section 2114 –Fences and Walls parcel zoned R-5 –One Family Residential.

Mr. Iacoangeli presented the request for the installation of a 6 feet wood privacy fence in the required front yard at 1234 Ruth Ave for a site zoned R-5. He mentioned that 1234 Ruth Ave is located on the corner of Ruth and Gulf Drive and because this home is on a corner lot it has two

required front yards, one on Ruth Ave and one on Gulf Drive, each with a 20-foot set back requirement. In the variance request dated September 14th, the applicants proposed to install a 6-foot wood fence within the front yard of the property, but any fence greater than 3 1/2 Feet are not permitted within the front yard of a residential property, so thus the request for the variance.

Mr. Iacoangeli request the following conditions are met due to the practical difficulty faced by the applicant.

1. The home was placed on the lot in such a way that it does not have a backyard. The home is located approximately 7.83 feet at its closest point to the property line.
2. The variance is necessary for the preservation and enjoyment of the property by creating a larger yard consistent with other rear yards in the neighborhood.
3. The authorizing of such a variance will not be a substantial detriment to adjacent property owners. The applicant has submitted a letter from the property owners at 1219 Gold Drive and 2010 Hall Ave, accepting the fence location.

Mr. Iacoangeli also points out on Page 13, in the packet, the red line on the map illustrates where the applicant is proposing to place the fence as per their submittal. Jason also clarifies that installing this fence would not pose any site issue for vehicles, because this fence is on the East side and is also further away from the intersection.

**APPLICANT:** Latoria Wilkerson request the board for the approval of the variance based on her concerns with regards to the safety of her kids.

**MOTION:** Mr. Wilson **MOVED** to approve the request for a variance from zoning Ordinance section 2114. Fences and walls to permit the installation of a 6-foot-tall privacy fence in the front yard at 1234 Ruth Ave for a site zoned R-5 One family Residential located on K-11-15-160-026.

Mr. Wilson also states that there was an extraordinary circumstances and conditions applying to the property, as the home has no rear yard based on the placement of the home on the lot.

- The installation of the fence is necessary for preservation of enjoyment.
- Safety of the children.
- There is no detriment to the adjacent property properties due to those property owners submitting their letters of acceptance for the fence and also that this problem was not self-created.
- The applicant should obtain the necessary zoning permit from the Office of Community Standards.
- The applicant shall verify the fence will be located outside of the Washtenaw County Road Commission right of way.

The **MOTION** was **SECONDED** by Ms. McGovern and **PASSED** by unanimous consent.

**APPLICANT:** Angela Hoops -Cossey

**LOCATION:** 7690 Oxford Ct., Ypsilanti MI 48197

**PARCEL :** K-11-33-310-427

**REQUEST:** To consider a fence variance request subject to Section 2114 –Fences and Walls, parcel zoned PD–Planned Development.

Mr. Iacoangeli presented the request for the installation of a 6 feet wood shadow box privacy fence in the required front yard at 7690 Oxford Ct for a site zoned PD. He mentioned that 7690 Oxford Ct is located on the corner of Oxford Court and Crest Drive and since this home is on a corner lot, it has two required front yards, one on Oxford Ct and one on Crest drive, each with a 25-foot set back requirement. In the variance request dated September 14th, the applicants proposed to install a 6-foot shadow box fence within the front yard of the property, but any fence greater than 3 1/2 Feet are not permitted within the front yard. The only exception being if the homes on the adjacent side of the street do not face the home erecting the fence. Thus, the request for the variance

Mr. Iacoangeli request the following conditions are met due to the practical difficulty/ exceptional or extraordinary circumstances or conditions applying faced by the applicant.

1. The lot is consistent with other homes in the neighborhood and does not have an exceptional characteristic. The home is placed on the lot consistent with the neighborhood and the setback requirements for the district.
2. Necessary for the preservation and enjoyment of a substantial property right.
3. The variance isn't necessary as a privacy fence can be installed at the home that would encapsulate the rear yard.
4. The authorizing of such a variance will not be a substantial detriment to adjacent property.
5. The need for the variance has not been self-created.
6. The problem and resulting need for a variance is based on the fence not meeting the location requirement for a 6-foot privacy fence.

Mr. Iacoangeli also clarifies that installing this fence would not pose any site issue for vehicles, since any traffic that would be exiting would be on the opposite side of the street to make either a left or a right-hand turn, and the fence wouldn't be in conflict at all.

**APPLICANT:** Angela Hoops –Cossey request the board for the approval of the variance based on the following concerns.

- Need for privacy and safety of her children and animals.
- Invasion of her property by neighbors.

The shadow box fence was approved by the HOA. The fence would be towards the sidewalk, 3 feet back from the sidewalk. Since it is a 25-foot setback, the fence would only run 22 feet out. The fence would come up just 10 feet on the north side.

**MOTION:** Ms. McGovern **MOVED** to approve the request for a variance from zoning Ordinance section 2114. Fences and walls to permit the installation of a 6-foot-tall privacy fence in the front yard at 7690 Oxford Ct for the site zoned Planned Development parcel K-11-33-310-427.

Ms. McGovern also states that there are extraordinary circumstances or conditions/practical difficulty applying to the property based on the home having roads on three sides of the lot and leading to foot traffic in Ms Cossey's yard.

- The installation of the fence is necessary for preservation of enjoyment.
- Safety of the children and pets.
- The applicant should obtain the necessary zoning permit from the Office of Community Standards.
- The applicant shall verify the fence will be located outside of the Washtenaw County Road Commission right of way.

The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

**V. OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

None

**VI. OTHER BUSINESS**

The American Center for Mobility might be looking for an extension to the temporary parking permit, as the Ford Motor Company still doesn't have enough computer chips for the vehicles that are being stored on their property, so there is a potential for an extension for the temporary parking permit.

**VII. ADJOURNMENT**

**MOTION:** Mr. Smith **MOVED** to adjourn at 7:25pm. The **MOTION** was **SECONDED** by Ms. McGovern and **PASSED** by unanimous consent.

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**Respectfully Submitted by Minutes Services**

# 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**

October 28, 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***

Angela Flood 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.

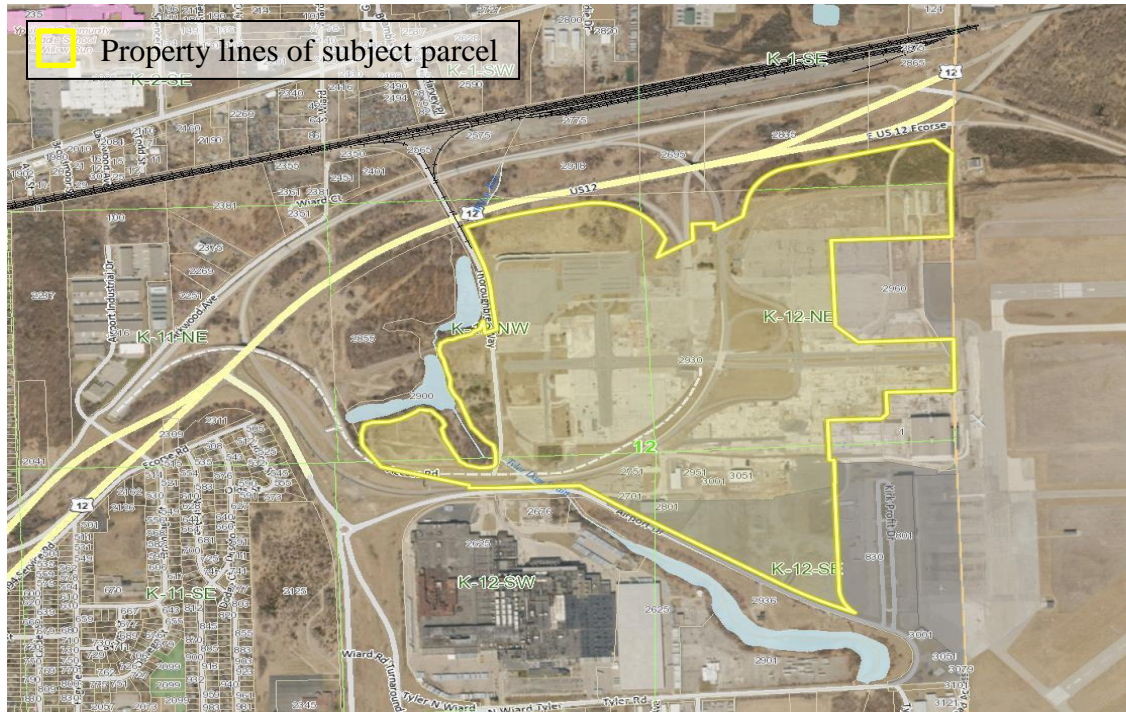
### ***CROSS REFERENCES***

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

October 28, 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)



October 28, 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 parking is taking place behind the existing gates of the ACM. The applicant has organized 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 did a site inspection along with the Township Engineer and the Planning Department on Wednesday October 27, 2021. The Fire Department has asked that the lanes continue to be left clear and free of vehicles or debris. Also, the Fire Department will require that the fire hydrants be marked with eight (8') foot reflective flags so that they might be identified in the snow. A Knox Box has been installed per the conditions for the first use permit. The Knox Box allows the Fire Department to open all of the gates at the ACM and will contain a master key that will open all buildings and pad locks on the property. The installation of the Knox Box is a great asset for our Fire Department and the ACM.

October 28, 2021

Stantec Engineering, the Township Engineer has also inspected the parking lot and the 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 not occur in and around the parking lot. The parking lot is currently lit at night and has security on duty 24 hours a day.

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 letter from the Ford Automotive Company taking responsibility for moving the vehicles in the event they need to be moved for public safety or the permit expires will also be accepted.

**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 or a letter from the Ford Automotive Company accepting responsibility for the removal of the cars if required for safety, health and welfare or in the event that the time of the permit expires.

October 28, 2021

3. All conditions of the Ypsilanti Township Fire Department 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. Fire Hydrants will have an eight (8') foot flag attached to the base for location requirements.
5. The ACM will plow the snow as needed in the drive isles for the parking area and around the fire hydrants during the winter months to keep them accessible to the Fire Department and public safety.
6. A Master Key for all Buildings and Gates will be placed in the Knox Box within a week of the meeting.
7. 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.
8. 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.
9. 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.
10. 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**

**Office of Community Standards**

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**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: \_\_\_\_\_ Parcel ID #: K-11- Zoning \_\_\_\_\_  
 Lot Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_

**III. APPLICANT INFORMATION**

**Applicant:** \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
**Property Owner:** \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**IV. COST AND FEES**

<b>Total: \$</b> _____	<b>Breakdown of fee:</b>	<b>Residential:</b>	<b>\$ 125.00</b>
		<b>Non-residential:</b>	<b>\$ 500.00</b>

**V. APPLICANT SIGNATURE**

The undersigned \_\_\_\_\_ represents \_\_\_\_\_:  
Applicant Property Owner

- That \_\_\_\_\_ is/are the owner(s) of lot(s) \_\_\_\_\_ located in the \_\_\_\_\_  
Property Owner Lot Subdivision  
 Subdivision, Ypsilanti Township, Michigan, otherwise known as \_\_\_\_\_ and the property is  
Address  
 zoned \_\_\_\_\_  
Zoning District
- That the petitioner hereby request \_\_\_\_\_ under Section \_\_\_\_\_ Article \_\_\_\_\_ of the Ypsilanti Township  
Variance/Temporary Use Section Article  
 Zoning Ordinance.  
/Regular Meeting
- The petitioner further state that \_\_\_\_\_ have/has read and understands the provisions of said zoning ordinance as it  
Applicant Initial  
 applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

*[Signature]* \_\_\_\_\_  
 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.

October 8, 2021

Jason Iacoangeli, AICP  
Planning Director  
Ypsilanti Township, MI

Angela Flood, AICP  
Director of Economic Development  
American Center for Mobility

**RE: Renewal of interim approval request for Temporary COVID related Vehicle Parking**

Dear Mr. Iacoangeli,

This letter, and accompanying application are in support of the renewal of the previously approved Temporary COVID related Vehicle Parking request on the property of the American Center for Mobility, 2701 Airport Road, Ypsilanti Township, MI.

As you know, the American Center for Mobility is Michigan's premier showcase for Michigan's Mobility Technologies and is a core mobility asset for the region. ACM was created as an economic development magnet for Ypsilanti Township, the Willow Run Opportunity Zone, and the long empty and neglected site of the former GM Hydromatic Plant. Building this ecosystem is challenging, and we continue to explore ways to support our partners and the industry.

ACM's founding partner, Ford Motor Company, asked us to assist them with the COVID related micro-chip shortage and subsequent need to park new vehicles, temporarily on the property. This supply chain issue is continuing, and although Ford hopes to resolve it as soon as possible, at this time we need to request additional time to park the vehicles while this situation is resolved.

Since the May approval of this request, the vehicles have been domiciled on ACM's property. The parking project is going well, there have not been any issues and we are taking multiple additional precautions in relation to the request:

- Additional security measures including full fencing around the cars and monitoring
- Fire safety measures such as 24' or greater circulation lanes
- Access to Fire Hydrants and other safety equipment
- The installation of a Knox Box to allow access by the Ypsilanti Township Fire Department

We would like to thank the Elected, Appointed and Professional leadership of the Township for their continued support of the development and success of the American Center for Mobility.

Kind regards,

Angela Flood, AICP

Enclosures:

- Application
- Fee
- Proposed Parking Plan Proposal and Site Drawings

## Proposed COVID related Vehicle Parking Plan Proposal

- Request for continuation of interim approve only applies to Area 1 in the sketch below, at 2701 Airport Drive, approximately 10 acres
- Parking of passenger-related vehicles (passenger light-vehicles)
- Term – interim, as Ford expects to clear this issue
- Client to utilize the property in an as-in unimproved condition
- Client has installed temporary fencing with additional security measures
- Delivery of vehicles on designated truck routes





## ACM Vehicle Parking Temporary Use Summary

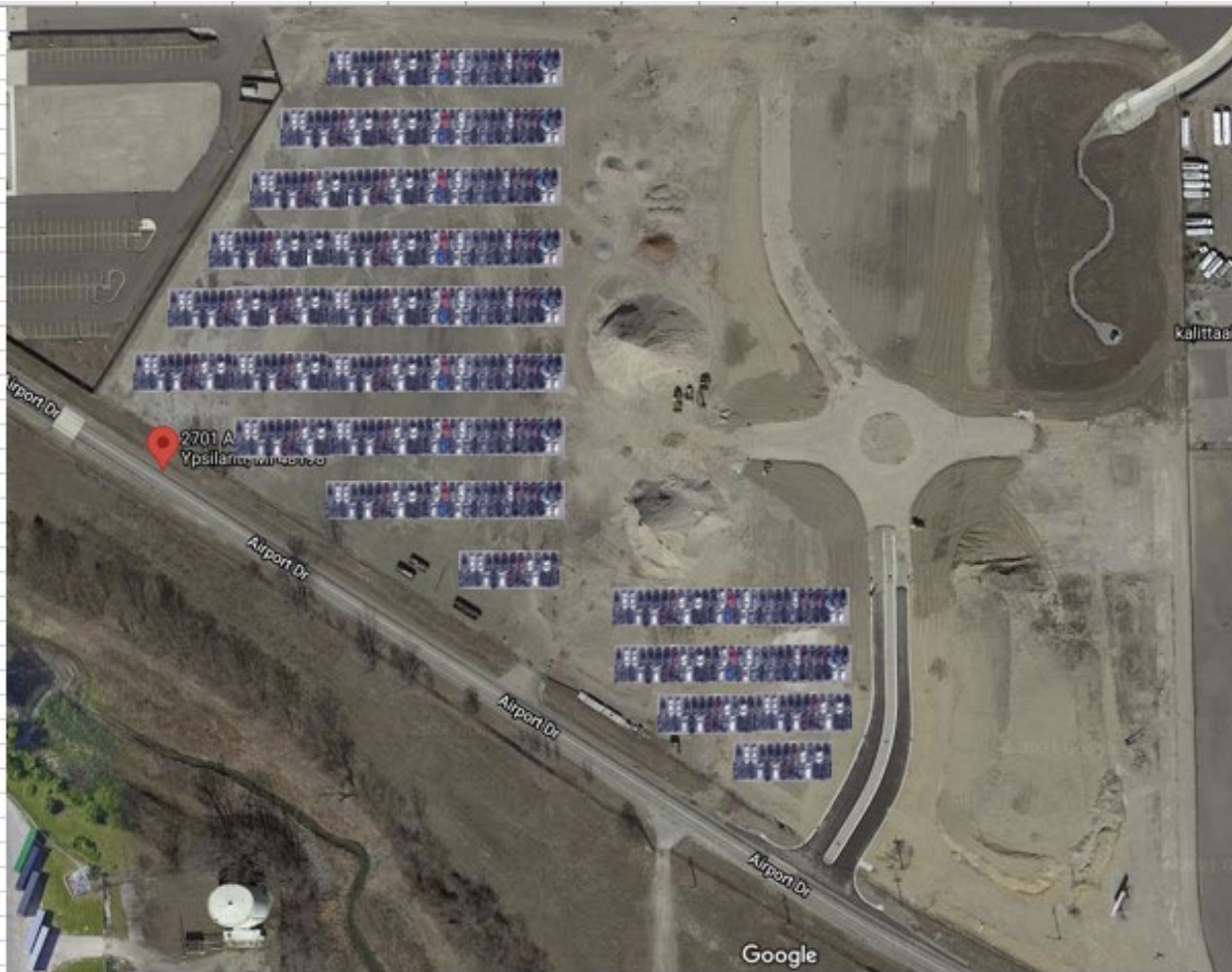
May 4, 2021

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**

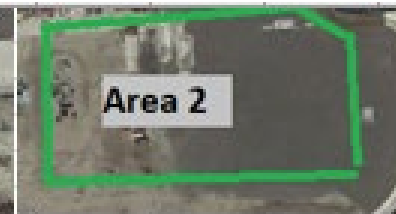
Estimated vehicle parking capacity - 1,200 vehicles (~ 120 per acre)

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

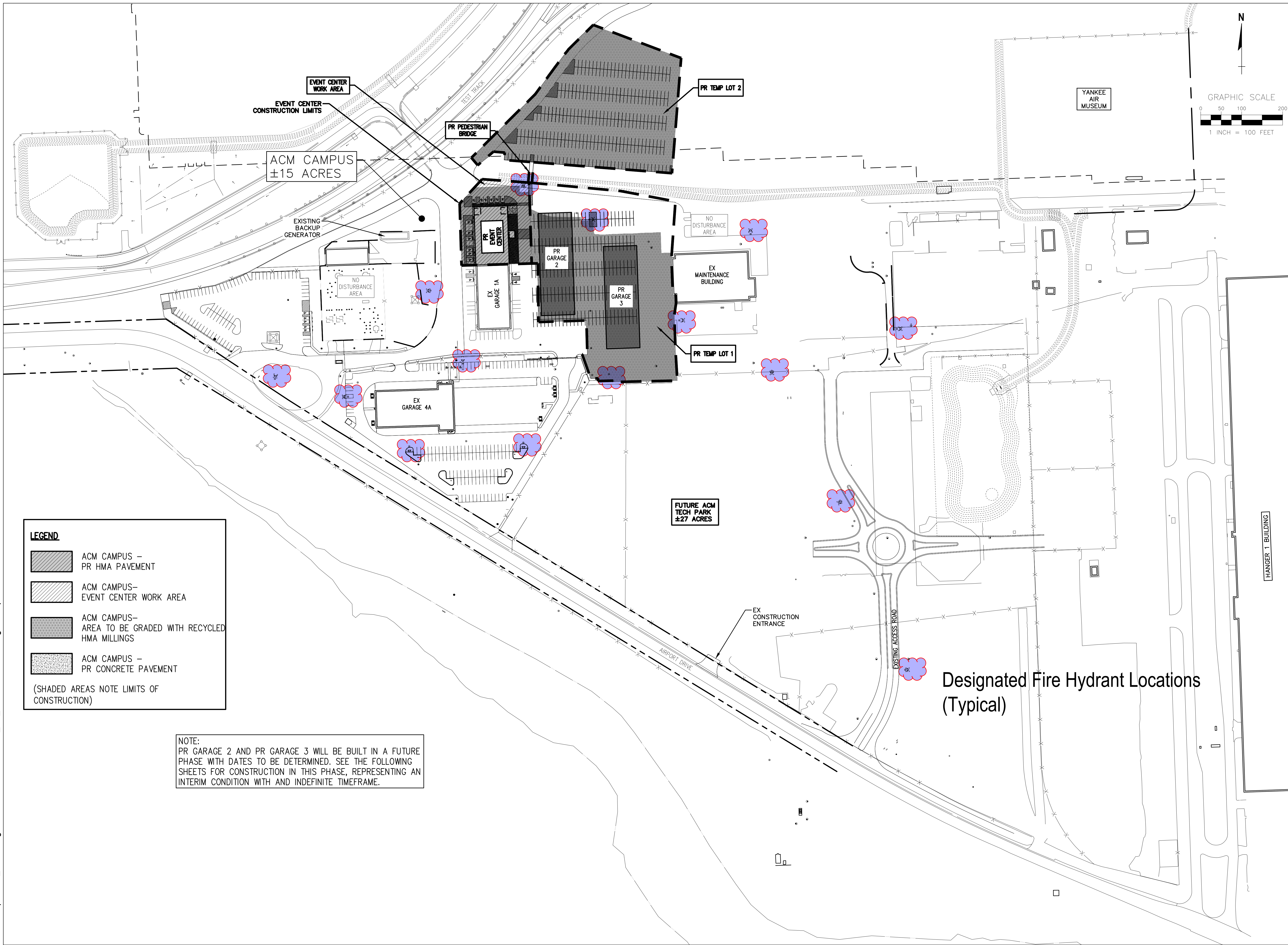
Parking spot dimensions (9 ft x 18 ft)

Minimum circulation aisle width 24 feet

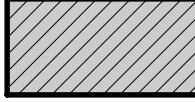
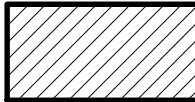
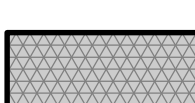
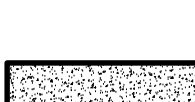


**Area 3 - approximately 30 Acres**  
Estimated vehicle parking capacity - 3,600 vehicles (~ 120 per acre)

Area perimeter fence, gate width minimum minimum 14 feet  
Parking spot dimensions (9 ft x 18 ft)  
Minimum circulation aisle width 24 feet

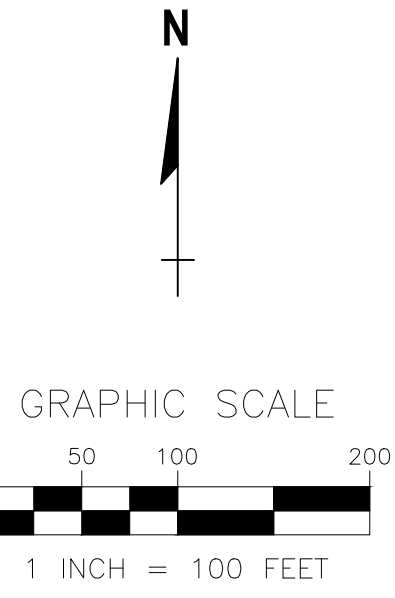


**LEGEND**

-  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)

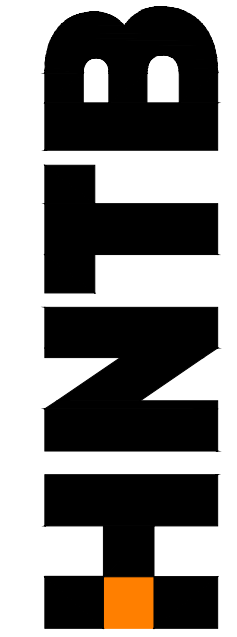
NOTE:  
PR GARAGE 2 AND PR GARAGE 3 WILL BE BUILT IN A FUTURE PHASE WITH DATES TO BE DETERMINED. SEE THE FOLLOWING SHEETS FOR CONSTRUCTION IN THIS PHASE, REPRESENTING AN INTERIM CONDITION WITH AN INDEFINITE TIMEFRAME.



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 STREET SUITE 1100 DETROIT, MI 48226 TEL.: (313) 961-3330	PROJECT DATE: 2020/5/1	PROJECT NO.: 71270	ASD	DL
	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  
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.