

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, July 6, 2022  
6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi - Vice Chair  
Morgan Foreman  
Edward Burnett

**STAFF AND CONSULTANTS**

Jason Iacoangeli, Planning Director  
Amy Steffens - AICP Planning and Zoning Coordinator  
Fletcher Reyher, Staff Planner

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

**MOTION:** Ms. El-Assadi called the meeting to order at 6:37 pm.

**ii. APPROVAL OF AGENDA**

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

**iii. APPROVAL OF MARCH 3, 2022 MEETING MINUTES**

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

**iv. PUBLIC HEARING**

**A. APPLICANT:** Crystal and Michelle Whitt

**LOCATION:** 9906 Woodland Court, Ypsilanti MI 48197

**PARCEL:** K-11-26-475-004

**REQUEST:** Request to consider relief from Article 8, Section 805, Recreational Vehicles, of the Township Zoning Ordinance

Ms. El-Assadi indicated to the applicants that because three out of the five Board members were present, a vote to approve or deny must be unanimous and offered the option to table the request until a time when a full Board was available to hear the request. The applicants asked to go forward with the request at the present time.

Mr. Iacoangeli, the Township Planning Director, presented the staff report. If approved, the variance request would allow for the outdoor storage of a recreational vehicle in the front yard. Section 805.B.(3) specifies that “No recreational vehicle shall be stored outside unless in the rear yard or in an interior side yard behind the frontline of any primary building. The recreational vehicle must be stored at least six feet from any property line and must be screened from any adjacent properties in accordance with Section 1301.3.H. or a fence.”

Mr. Iacoangeli went through the five findings of fact that demonstrate a practical difficulty. While the property is a sizeable 0.95-acre parcel, the topography of the site would make driving a recreational vehicle to the rear of the property difficult. The property has a considerable upward grade change from the front of the property to the dwelling and a downward grade change from the dwelling to the rear yard. Additionally, along the east and west side yards there exists an established tree line with mature trees that would need to be partially removed to access the rear yard. Keeping a recreational vehicle is a typical residential activity found on many lots in the township. The grade change on this site does not exist on neighboring sites. The site has a required front yard setback of 25 feet. The aerial in the staff report shows that the dwelling on the site was built with a setback of approximately 170 feet, or more than three times the setback of the dwelling to the west. With the grade change and the established tree line there appears to be no other practical or viable location to store a recreational vehicle.

Crystal Whitt, co-applicant, spoke about the need for the variance. Ms. Whitt indicated that the pictures she submitted show the difficulty in getting to the backyard with the recreational vehicle. She responded to a letter addressed to the Board by neighbors Andrew Melichar and Kurtis Edwards, 9906 Woodland Court. Ms. Whitt said that the recreational vehicle is used for camping and does move during the year and she has parked it as close to the house as possible. The trees and hill make it impossible for her to move the vehicle into the rear yard.

Mr. Burnett asked if she was aware of the zoning ordinance requirements when she bought the vehicle. Ms. Whitt said she was not. Mr. Iacoangeli explained that prior to the current zoning ordinance being adopted on March 4, 2022, the zoning ordinance did not prohibit recreational vehicles in the front yard.

Ms. El-Assadi opened the public hearing at 6:52 pm.

Michelle Whitt introduced neighbors in support of the request.

Laura Good, 6794 Bunton Road, supports the variance request. She never noticed the recreational vehicle on the property because it sets so far back from the road.

Lynn Kisselburg, 6830 Bunton Road, supports the variance request because the recreational vehicle is tucked away on the lot.

Patricia Thomas, 9891 Woodland Court, supports the variance request. The recreational vehicle is not visible and was not aware it was parked on the lot.

Ms. El-Assadi closed the public hearing at 6:57 pm.

**MOTION:** Ms.Foreman **MOVED** to approve the request to consider relief from Article 8, Section 805, Recreational Vehicles, of the Township Zoning Ordinance for property located at 9906 Woodland Court (K-11-26-475-004) with the following conditions:

- No more than one recreational vehicle and trailer shall be stored outside of the rear or side yards
- The recreational vehicle shall be stored forward of the rear building line of the dwelling to the west
- The recreational vehicle shall be operational and maintained in a clean, well-kept state.

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

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

A. **PLANNING DEPARTMENT REPORT**

None

B. **CORRESPONDENCE RECEIVED**

None

C. **ZONING BOARD OF APPEALS MEMBERS**

None

D. **MEMBERS OF THE AUDIENCE/PUBLIC**

None

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

None

vii. **ADJOURNMENT**

**MOTION:** Ms. Foreman **MOVED** to adjourn at 7:00 pm. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

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Respectfully Submitted by: Amy Steffens