

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

WEDNESDAY, MARCH 2, 2022

6:30 P.M.

1. CALL MEETING TO ORDER
2. ROLL CALL – DETERMINATION OF A QUORUM
3. APPROVAL OF AGENDA
4. APPROVAL OF THE NOVEMBER 3, 2021 REGULAR MEETING MINUTES
5. **PUBLIC HEARING**

APPLICANT: Phantom Fireworks – Richard Tapper

LOCATION: **2243 Ellsworth Rd, Ypsilanti MI 48198**

PARCEL: **K-11-18-100-003**

REQUEST: To consider the request for a temporary use permit to allow for the storage, display, and sale of State of Michigan approved fireworks within the existing Roundtree Shopping Center.

APPLICANT: Phantom Fireworks – Richard Tapper

LOCATION: **3020 Washtenaw Ave, Ypsilanti, MI 48198**

PARCEL: **K-11-06-325-031**

REQUEST: To consider the request for a temporary use permit to allow for the storage, display, and sale of State of Michigan approved fireworks within the existing shopping center located at 3020 Washtenaw Ave.

APPLICANT: LynxDx, Inc. – Steven Riggs

LOCATION: **2515 Ellsworth Rd, Ypsilanti MI 48198**

PARCEL: **K-11-18-100-013**

REQUEST: To consider the request for a temporary use permit to allow for a temporary outdoor Covid-19 Testing Drive-Thru Clinic located at 2515 Ellsworth Rd.

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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 or 734-485-3943.

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

COMMISSIONERS PRESENT

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

MANAGEMENT PRESENT

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

GUEST

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

I. CALL TO ORDER/ESTABLISH QUORUM

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

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II. APPROVAL OF AGENDA

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

III. APPROVAL OF OCTOBER 6th MEETING MINUTES

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

IV. PUBLIC HEARING

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

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

PARCEL: K-11-12-100-006

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

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

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

The Fire Department had the following comments:

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

Mr. Iacoangeli mentioned that Stantec Engineering was also on site to re-inspect the parking lot. And, as part of the review, they found the spacing to be consistent with the township's parking standards. They recommended that the parking areas remain free of

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any debris and that any material storage at the ACM should not occur in and around the parking lot.

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

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

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

APPLICANT: Ms. Angela Food, a certified urban planner and the director of Business Planning and Economic development for the American Center for Mobility. She presented the reasons on why ACM is doing this project to support their customer, Ford Motor Company. Due to the worldwide chip shortage and the supply chain issues caused by COVID-19 pandemics, Ford needed the space to park their new Broncos, until the supply comes in. Ms. Food also reassures that ACM, has enough space on the property and it wouldn't impact the day-to-day operations, since the parcel for the parking lot is separate from the testing track area. She also mentions that requesting for the 6-month extension, is for the purpose of not coming back to the board, and the anticipated time needed by Ford is for 3-4 months.

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

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

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

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

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The approval will have the following conditions:

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

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

V. OPEN DISCUSSION FOR ISSUES NOT ON AGENDA

None

VI. OTHER BUSINESS

Mr. Wilson, brought to the board's attention, that they were in the process of updating the zoning ordinance and it can be viewed online and the Ypsilanti Township Board of

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Trustees board package was available with the updated zoning map for the township. This can be viewed on the township's website.

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

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

VII. ADJOURNMENT

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

Respectfully submitted by Minutes Services

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Staff Report

Temporary Use Permit – 2243 Ellsworth Rd – K-11-18-100-003

ZBA: March 2nd, 2022

March 2, 2022

Case:

The applicant is requesting a temporary use permit to allow for the storage, display and sale of State of Michigan approved fireworks within the existing Roundtree Village Shopping Center parking lot from June 22, 2022 through July 4, 2022.

Applicant:

Mr. Richard Tapper

Phantom Fireworks

7376 Rafford Lane

West Bloomfield, MI 48322

Location and Summary of Request:

The subject property is located near the intersection of Hewitt and Ellsworth and is known by the address of 2243 Ellsworth Road. In his request dated January 14, 2022, the applicant has proposed to erect a 40' x 40' for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization of an 8' x 40' fire proof shipping container for the storage of items not on display. The shipping container will also be located within the parking lot area. The applicant is proposing to operate at this location from June 22, 2022 through July 4, 2022. Actual times of operation are proposed from 10:00am to 10:00pm from June 22nd (Wednesday) through July 4th (Monday).

Cross References:

Township Zoning Ordinance – Section 2404.3 (Exceptions and Special Approvals)

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

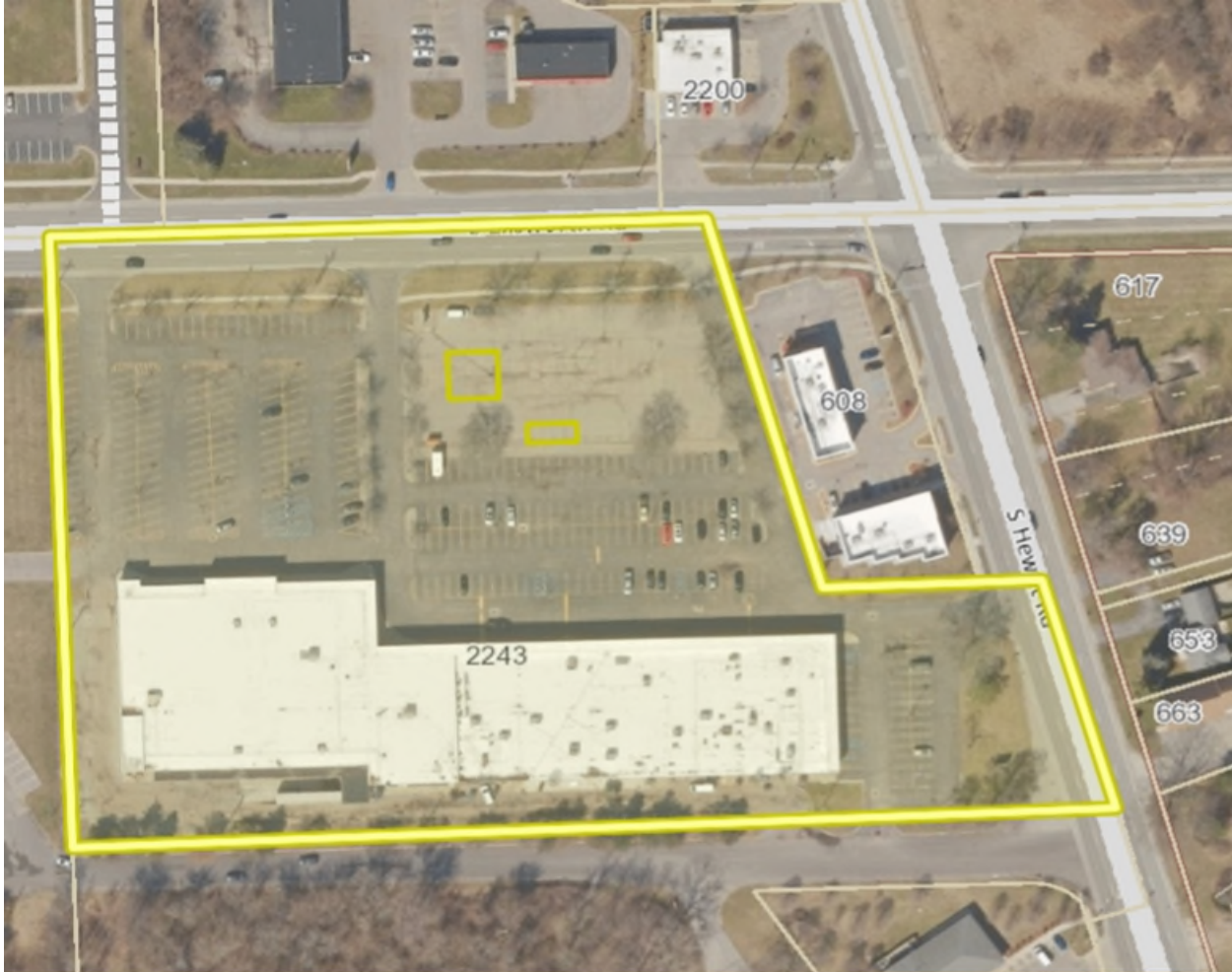
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Aerial Photograph(s) – 2243 Ellsworth

****Not to scale**



Subject Location:

The Roundtree Village Shopping Center is located at the corner of E. Ellsworth and S. Hewitt Road just north of W. Michigan Ave. and I-94.

Subject Site Zoning:

The parcel is currently zoned B-3, General Business. The shopping center is home to numerous retail businesses.

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Adjacent Uses, Zoning and Comprehensive Plan:

Direction	Use	Zoning	Future Land Use Designation
North	Automotive Services / Retail	B-3	GB – General Business
South	Bank of America	B-3	RC – Regional Corridor
East	Residential	B-3	GB – General Business
West	Retail	B-3	GB – General Business

Analysis:

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is of the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of good, or in this case fireworks.

The applicant has proposed to erect a 40’ x 40’ tent in order to display and sell what is described as Class ‘C’ fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have an 8’ x 40’ shipping container to store good when not on display. Finally, the applicant has also proposed the utilization of a portable generator to service his operation.

The applicant has provided this office with a letter of authorization from the property owner in addition to a certificate of insurance for which I have included a copy for your review. The applicant states that the sales of said fireworks will take place between June 22, 2022 and July 4, 2022. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

Appendix A – Zoning / Article XXIV. – Board of Zoning Appeals / Sec. 2404. – Jurisdiction:

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:

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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.

The zoning board of appeals, in granting permits for the above temporary uses, shall do so under the following conditions:

1. The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
 - a. Staff Comment: The storage and sale of fireworks does not constitute a change in the basic uses permitted in B-3 Zoned Districts. Retail is a principal permitted use in the B-3 Zone.
2. The granting of the temporary use shall be granted in writing stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
3. All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township of Ypsilanti, shall be made at the discretion of the zoning board of appeals or township planning commission as the case may be.
 - a. Staff Comment: The tent and storage containers meet building / fire codes. The Roundtree parking lot is large enough to accommodate more traffic during this period of time.
4. In classifying uses as not requiring capital improvement, the zoning board of appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
5. The use shall be in harmony with the general character of the district.
 - a. Staff Comment: The use is in harmony with the permitted uses of the zoning district.
6. No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this ordinance.

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 temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40’ x 40’ tent and 8’ x 40’ storage container to be located within the existing Roundtree shopping center parking lot, 2243 Ellsworth Road, parcel K-11-18-100-003, to consider comments presented during this public hearing.”

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Approve:

"I move to approve the temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40' x 40' tent and 8' x 40' storage container to be located within the existing Roundtree shopping center parking lot, 2243 Ellsworth Road, parcel K-11-18-100-003, with the following condition(s):

- All necessary building and/or trade permits shall be obtain from the Office of Community Standards prior to occupancy of the tent.
- The applicant shall post and make available to the public, Township Municipal Code Section 42-210 "Fireworks" outlining when fireworks may be discharged within Ypsilanti Township.

Denial:

"I move to deny the temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40' x 40' tent and 8' x 40' storage container to be located within the existing Roundtree shopping center parking lot, 2243 Ellsworth Road, parcel K-11-18-100-003, due to the following reason(s):

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher

Staff Planner

RECEIVED

JAN 14 2022

ZONING BOARD OF APPEALS APPLICATION

YPSILANTI TOWNSHIP
OCS

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 2203-2299 Ellsworth Parcel ID #: K-11- Zoning _____
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330.559.0776
Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
Fax: _____ Email: rtapper@fireworks.com
Property Owner: Sam Ramadian/ Triple Crown Management Company Phone: 859.393.6203
Address: P.O. Box 3185 City: Fairview Heights State: IL Zip: 62208
Fax: _____ Email: sa.triplecrown@yahoo.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents Triple Crown Mgt/Sam Ramadian :
Applicant Property Owner

1. That Triple Crown Mgt/ Sam Ramadian is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2203-2299 Ellsworth and the property is
Address
zoned _____
Zoning District
2. That the petitioner hereby request Temporary use under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting
Zoning Ordinance.
3. The petitioner further state that RT 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).

Richard Tapper
Applicant Signature

Richard Tapper
Print Name

1/14/22
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

- The application is filled out in its entirety.
- If the applicant is not the property owner, written and signed permission from the property owner is required.
- Fees
- Letter of interest of the applicant in the property

- Plot plan or lot survey to scale showing the following:
 - All property lines and dimensions
 - All existing and proposed structures and dimensions
 - Lot area calculations necessary to show compliance with regulations
 - Easements and dimensions, if applicable
 - Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
 - Location and dimensions of the nearest structures on adjacent properties.



BUILDING PERMIT APPLICATION

CHARTER TOWNSHIP OF YPSILANTI - OFFICE OF COMMUNITY STANDARDS BY

7200 S. HURON RIVER DR. - YPSILANTI, MI 48197 -- 734.485.3943

For Office Use Only

RECEIVED
JAN 14 2022

YPSILANTI TOWNSHIP
OGS

MINIMUM ITEMS NEEDED FOR SUBMITTAL (Office Use Only)

Plot Plan ___ Construction Drawings ___ (2 copies Residential / 3 copies Commercial / 3 copies New Home)

Signed Contract ___ Sketch Plan (signs) ___

I. JOBSITE INFORMATION

Street Address & Job Location (Street No. & Name) 2203 Ellsworth		Name of Owner / Agent / Telephone # Richard Tapper			
Lot Number	Subdivision				
Residential	Homeowner Email Address Required	New	Alteration		
Commercial	rtapper@fireworks.com	Service Only	Other		

II. CONTRACTOR / HOMEOWNER INFORMATION

Name Richard Tapper		Driver's License # T160738271716	Expiration Date	
Address (Street No. & Name) 7376 Rafford Lane		City West Bloomfield	State MI	Zip 48322
Telephone # 330-559-0776	Cell #	Contractor License #		
Worker's Comp Ins Carrier	MESC Emp #	Federal Employer ID #	Email Address	

III. DESIGN PROFESSIONAL (2015 Michigan Building Code - Sec. 108 (A) 1107.3.4)

Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the building permit application a *registered design professional* who shall act as the *registered design professional in a responsible charge*. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or the *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties. The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Registered Design Professional Name (please print)	Substitute Registered Design Professional Name (please print)
Registered Design Professional Signature / Date	Substitute Registered Design Professional Signature / Date

IV. COSTS / FEES / PERMITS

STRUCTURAL IMPROVEMENT VALUE	\$	APPLICATION TYPE (Check appropriate box)			
Value below is not included in the above cost		New Building	<input type="checkbox"/>	Demolition	<input type="checkbox"/>
A. Electrical	\$	Addition	<input type="checkbox"/>	Mobile Home Set-up	<input type="checkbox"/>
B. Plumbing	\$	Deck	<input type="checkbox"/>	Alteration / Repair	<input type="checkbox"/>
C. Heating / AC	\$	Window	<input type="checkbox"/>	Pre-Manufacture	<input type="checkbox"/>
D. Other	\$	Fence	<input type="checkbox"/>	Sign	<input checked="" type="checkbox"/>
TOTAL VALUE:	\$	Roof	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
FEES (office use only)		PROPOSED USE (Check appropriate box)			
Permit	\$ 50	Residential Use			
C of O (temp)	\$	One Family	<input type="checkbox"/>		
Plan Review	\$	Two or More Families (# of units)	<input type="checkbox"/>		
YCUA Permit #		Transient Hotel / Motel / Dorm (# of units)	<input type="checkbox"/>		
WCRC Permit #		Garage	<input type="checkbox"/>	Carport	<input type="checkbox"/>
Bike Path	\$	Other	<input type="checkbox"/>		
Number of Sign Faces x \$50	\$	Non-Residential Use			
Contractor Registration Fee	\$	Church/ Other Religious	<input type="checkbox"/>	Industrial	<input type="checkbox"/>
Administration Fee	\$ 75	Hospital / Institutional	<input type="checkbox"/>	Public Utility	<input type="checkbox"/>
Other	\$	Stores / Mercantile	<input type="checkbox"/>	Office/Bank/ Prof.	<input type="checkbox"/>
Other	\$	School / Library / Other Educational	<input type="checkbox"/>		
TOTAL FEE:	\$	Service Station / Repair Garage	<input type="checkbox"/>		

V. PROVIDE DETAILED DESCRIPTION

BUILDING: Describe in detail the proposed use of existing and / or new buildings and the work to be performed.

SIGNS: Describe in detail materials, structure, weight, method of attachment, color, sign copy, etc.

~~Installing a tent for a temporary tent sale selling fireworks- June 22- July 4~~

VI. BUILDING CHARACTERISTICS (Check all appropriate boxes)

Principal Type of Frame		Type of Water Supply	
Masonry (wall bearing)	<input type="checkbox"/>	Public or Private Company	<input type="checkbox"/>
Wood Frame	<input type="checkbox"/>	Private (septic tank, etc.)	<input type="checkbox"/>
Principal Type of Heating		Dimensions	
Structural Steel	<input type="checkbox"/>	Number of Stories	<input type="checkbox"/>
Reinforced Concrete	<input type="checkbox"/>	Total sq. ft.. Of Floor Area (based on exterior dimension)	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	Number of Off-Street Parking Spaces	
Gas	<input type="checkbox"/>	Enclosed	<input type="checkbox"/>
Oil	<input type="checkbox"/>	Outdoors	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	Residential Buildings Only	
Coal	<input type="checkbox"/>	Number of Bedrooms	<input type="checkbox"/>
Other	<input type="checkbox"/>	Number of Bathrooms	<input type="checkbox"/>

VII. SIGN INFORMATION ONLY (Check all appropriate boxes)

Permanent Signs		Temporary Signs	
Ground	<input type="checkbox"/>	Construction	<input type="checkbox"/>
Wall	<input type="checkbox"/>	Special Event	<input checked="" type="checkbox"/>
Canopy	<input type="checkbox"/>	Real Estate	<input type="checkbox"/>
Marquee	<input type="checkbox"/>	Sale of Produce	<input type="checkbox"/>
Window	<input type="checkbox"/>	Number of Sign Faces	
Directional	<input type="checkbox"/>	One	<input type="checkbox"/>
Illuminated		Two	<input type="checkbox"/>
No	<input type="checkbox"/>	-- Enclose Fixture Specifications, Lamping Options and Photometric Grid	
Yes	<input type="checkbox"/>		

*Signs shall be designed by a registered design professional, licensed with the State of Michigan. Signs shall be designed in accordance with Appendix H, Section H105 of the Michigan Building Code, 2015

Area of Sign Face: 90 banner on tent sq. ft. Sign Face Dimensions: _____

Overall Sign: 5'x16' ft. Height to Bottom Edge of Sign Box: _____ ft.

Street Right of Way (ROW) Width: _____ ft. Setback from Property Line / ROW: _____ ft.

Setback from Structures: _____ ft. Depth of Footings: _____ ft.

The Office of Community Standards will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

VIII. APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Licensee or Homeowner	Print Name Legibly Richard Tapper
Witness Signature and Title	Date

IX. HOMEOWNER AFFIDAVIT

I hereby certify the work described on this permit application shall be installed **by myself, in my own home**, which I am living in or am about to occupy. All work shall be installed in accordance with the Michigan Building Code and **shall not be enclosed, covered up or put into operation** until it has been **inspected and approved** by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections and also understand that performing construction activities in contradiction to the application language is a violation of STATE law - Public Act 299; Article 24, section 339.2403.

Signature of Homeowner	Print Name Legibly Richard Tapper
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GENERAL: Work shall not be started until issuance of permit. All installations shall be in conformance with the Michigan Code. No work shall be concealed until it has been inspected. When ready for inspection, call the building department at (734) 485.3943. A minimum of one business day advance notice required. The clerk will need the JOB LOCATION AND PERMIT NUMBER.	Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work has not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.
--	--

A PERMIT WILL BE CANCELED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELED PERMITS MAY NOT HAVE A 60% REFUND IF INSPECTIONS / SITE VISITS HAVE BEEN MADE OR SIX MONTHS TIME HAS ELAPSED SINCE PERMIT ISSUANCE. PLAN REVIEW FEES ARE **NOT** REFUNDABLE. RENEWALS OR EXTENSION APPLICATIONS SHALL BE IN WRITING BEFORE THE EXPIRATION DATE HAS OCCURED. A \$50 FEE SHALL BE CHARGED FOR RENEWALS.



RECEIVED
BY _____
JAN 14 2022
YPSILANTI TOWNSHIP
OCS

Property Name: Roundtree Plaza
Address: 2203-2299 Ellsworth, Ypsilanti, MI

Landlord Lease Terms: June 8th, 2022 through July 16th, 2022

Hours of Operation: June 22nd 2022 – July 4th 2022 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'
Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.
Participants-2-4 people
We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,
Richard Tapper
State Regional Manager/ Michigan
330-559-0776



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	INSURER A : Everest Indemnity Insurance Co.	10851
	INSURER B : Axis Surplus Ins Company	26620
	INSURER C : Arch Speciality Ins Co	21199
	INSURER D :	
	INSURER E :	
INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 1849849338

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Non-Owned Stand _____ End't Included _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	Y		SIGL00643-211	10/30/2021	10/30/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____	Y		UXP0057739-07	10/30/2021	10/30/2022	EACH OCCURRENCE	\$ 4,000,000
							AGGREGATE	\$ 4,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Excess Liability #2	Y		P-001-000046155-04	10/30/2021	10/30/2022	Each Occ/Aggregate Total Limits	\$5,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

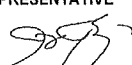
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Tent Location: Roundtree Plaza- 2203-2299 Ellsworth Road, Ypsilanti, Twp. MI 48197

Dates of Operation: June 24, 2022 through July 4, 2022

Roundtree Plaza, Sam Ramadan and Charter Township of Ypsilanti Board of Trustees, jointly and individually, all Ypsilanti Township employees; the city of Ypsilanti City Council, jointly and individually, and all Ypsilanti employees, the YCUA board of commissioners, agents and consultants, individually.

CERTIFICATE HOLDER**CANCELLATION**

Triple Crown Management Corp Sam Ramadan PO Box 3185 Fairview Heights IL 62208	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2010 ACORD CORPORATION. All rights reserved.

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave., Youngstown, OH 44505

330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Roundtree Shopping Center
Address: 2203-2299 Ellsworth Road
City: Ypsilanti
ST: MI.
Zip: 48197
County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2022 season.

Signature

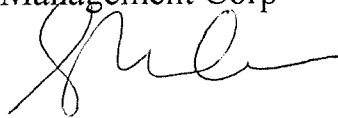


Sam Ramadan- President

Name- Please Print – Property Owner/Controller of Property

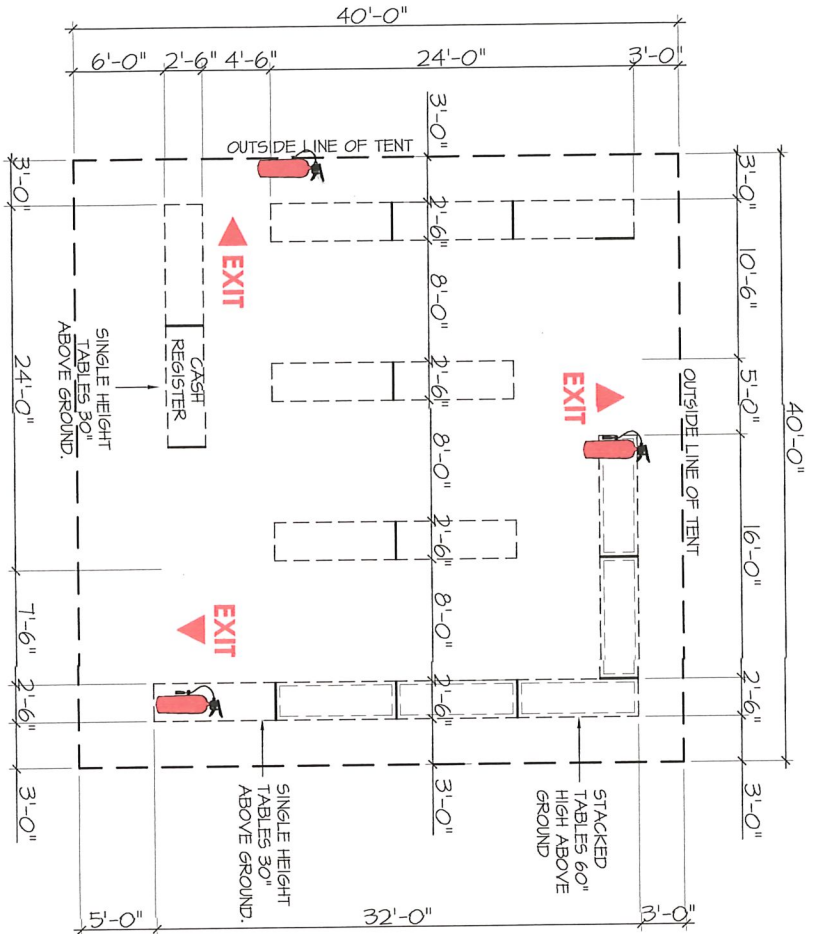
Triple Crown Management Corp

Company/Title

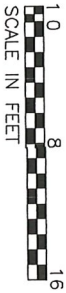


Date

7/26/2021



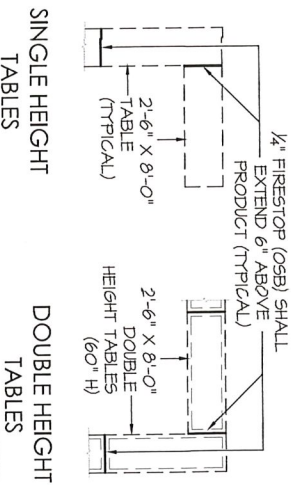
A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40 X 40 TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL



PHANTOM FIREWORKS
 40' x 40' TENT

REVISION	DATE	DESCRIPTION

CHECKED BY: ANE
 DRAWN BY: JDS
 JOB NO.: 2012-09
A-1.04
 SHEET NO.:
 DATE: 05-10-2012



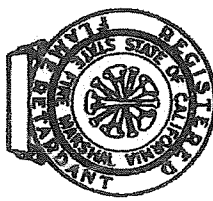
Sign Banner on Tent- Tent is 18' High
16'X5'

IMPORTANT DOCUMENT

Certificate of Flame Resistance

REGISTERED APPLICATION NUMBER

F121.4



MANUFACTURERS OF THE FINISHED TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE

MI

48066

Certification is hereby made that:
The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.
The method of the FR chemical application is:

Serial #:

(0001)

Description of item certified:

40 x 40 Party Mate Tent

Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

JOHN BOYLE & CO
STATESVILLE, NC
Name of Applicator of Flame Resistant Finish

Date of Manufacture
4/22/98

Order Number
183683



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

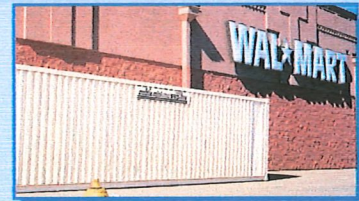
ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



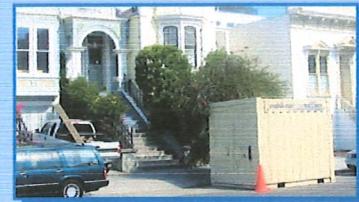
COMMERCIAL APPLICATIONS Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



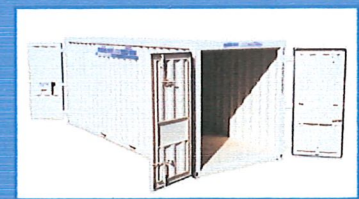
WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

**Zoning Board of Appeals
Staff Report
Temporary Use Permit – 3020 Washtenaw Ave – K-11-06-325-031
ZBA: March 2nd, 2022**

March 2, 2022

Case:

The applicant is requesting a temporary use permit to allow for the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022.

Applicant:

Mr. Richard Tapper
Phantom Fireworks
7376 Rafford Lane
West Bloomfield, MI 48322

Location and Summary of Request:

The subject property is located near the intersection of Golfside and Washtenaw Avenue and is known by the address of 3020 Washtenaw Avenue. In his request dated January 14, 2022, the applicant has proposed to erect a 40' x 40' for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization of an 8' x 40' fire proof shipping container for the storage of items not on display. This shipping container will also be located within the parking lot area. The applicant is proposing to operate at this location from June 22, 2022 through July 4, 2022. Actual times of operation are proposed from 10:00am to 10:00pm from June 22th (Wednesday) through July 4th (Monday).

Cross References:

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)

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

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

Adjacent Uses, Zoning and Comprehensive Plan:

Direction	Use	Zoning	Future Land Use Designation
North	Residential	RM-2	RM-LD
South	Commercial	B-3	RC – Regional Corridor
East	Commercial	B-3	RC – Regional Corridor
West	Automotive	B-3	RC – Regional Corridor

Analysis:

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is of the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of good, or in this case fireworks.

The applicant has proposed to erect a 40' x 40' tent in order to display and sell what is described as Class 'C' fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have an 8' x 40' fire proof shipping container to store good when not on display. Finally, the applicant has also proposed the utilization of a portable generator to service his operation. The applicant has provided this office with a letter of authorization from the property owner in addition to a certificate of insurance for which I have included a copy for your review

The applicant states that the sales of said fireworks will take place between June 22, 2022 and July 4, 2022. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

Appendix A – Zoning / Article XXIV. – Board of Zoning Appeals / Sec. 2404. – Jurisdiction:

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:

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

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.

The zoning board of appeals, in granting permits for the above temporary uses, shall do so under the following conditions:

7. The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
 - a. Staff Comment: The storage and sale of fireworks does not constitute a change in the uses permitted in B-3 Zoned Districts. Retail is a principal permitted use in the B-3 Zone.
8. The granting of the temporary use shall be granted in writing stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
9. All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township of Ypsilanti, shall be made at the discretion of the zoning board of appeals or township planning commission as the case may be.
 - a. Staff Comment: The tent and storage containers meet building / fire codes. The Crunch Fitness parking lot is large enough to accommodate more traffic during this period of time. There is a shared parking agreement between the retail stores in this shopping center. There is adequate parking to not prevent patrons from parking.
10. In classifying uses as not requiring capital improvement, the zoning board of appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
11. The use shall be in harmony with the general character of the district.
 - a. Staff Comment: The use is in harmony with the permitted uses of the zoning district.
12. No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this ordinance.

Recommended Motions:

Table:

"I move to table the temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40' x 40' tent and 8' x 40 storage container to be located within the existing Victory Lane Oil Change parking lot, 3020 Washtenaw Avenue, parcel K-11-06-325-031, to consider comments presented during

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

this public hearing.”

Approve:

“I move to approve the temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40’ x 40’ tent and 8 ‘x 40 storage container to be located within the former Farmer Jacks parking lot located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, with the following condition(s):

- All necessary building and/or trade permits shall be obtain from the Office of Community Standards prior to occupancy of the tent.
- The applicant shall post and make available to the public, Township Municipal Code Section 42-210 “Fireworks” outlining when fireworks may be discharged within Ypsilanti Township.

Denial:

“I move to deny the temporary use permit application to permit the storage, display and sale of State of Michigan approved fireworks from June 22, 2022 through July 4, 2022 within a 40’ x 40’ tent and 8 ‘x 40 storage container to be located within the existing Victory Lane Oil Change parking lot, 3020 Washtenaw Avenue, parcel K-11-06-325-031, due to the following reason(s):

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher

Staff Planner

RECEIVED

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

JAN 14 2022

YPSILANTI TOWNSHIP

OCS

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 3020 Washtenaw Ave Parcel ID #: K-11- Zoning
Lot Number: Subdivision:

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330-559-0776
Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
Fax: Email: rtapper@fireworks.com
Property Owner: Bill Saad Phone: 330-559-0776
Address: 3020 Washtenaw Ave City: Ypsilanti State: MI Zip: 48197
Fax: Email:

IV. COST AND FEES

Total: \$ Breakdown of fee: Residential: \$ 125.00
Non-residential: \$ 500.00 +75 Fee

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents Washtenaw 3020 LLC

1. That Washtenaw 3020LLC is/are the owner(s) of lot(s) located in the Subdivision, Ypsilanti Township, Michigan, otherwise known as 3020 Washtenaw Ave and the property is zoned

2. That the petitioner hereby request Temporary use under Section Article of the Ypsilanti Township Zoning Ordinance.

3. The petitioner further state that RT have/has read and understands the provisions of said zoning ordinance as it applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Richard Tapper
Applicant Signature Print Name

1-13-22
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

- | | |
|--|---|
| <ul style="list-style-type: none"><input type="checkbox"/> The application is filled out in its entirety.<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.<input type="checkbox"/> Fees<input type="checkbox"/> Letter of interest of the applicant in the property | <ul style="list-style-type: none"><input type="checkbox"/> Plot plan or lot survey to scale showing the following:<ul style="list-style-type: none"><input type="checkbox"/> All property lines and dimensions<input type="checkbox"/> All existing and proposed structures and dimensions<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. |
|--|---|



BUILDING PERMIT APPLICATION

CHARTER TOWNSHIP OF YPSILANTI - OFFICE OF COMMUNITY STANDARDS

7200 S. HURON RIVER DR. - YPSILANTI, MI 48197 -- 734.485.3943

For Office Use Only

RECEIVED

JAN 14 2022

YPSILANTI TOWNSHIP
OGS

MINIMUM ITEMS NEEDED FOR SUBMITTAL (Office Use Only)

Plot Plan ___ Construction Drawings ___ (2 copies Residential / 3 copies Commercial / 3 copies New Home)

Signed Contract ___ Sketch Plan (signs) ___

I. JOBSITE INFORMATION

Street Address & Job Location (Street No. & Name) 3020 Washtenaw Ave.		Name of Owner / Agent / Telephone # Richard Tapper	
Lot Number	Subdivision		
Residential	Homeowner Email Address Required	New	Alteration
Commercial	rtapper@fireworks.com	Service Only	Other

II. CONTRACTOR / HOMEOWNER INFORMATION

Name Richard Tapper		Driver's License # T160738271716	Expiration Date
Address (Street No. & Name) 7376 Rafford Lane		City West Bloomfield	State MI
Telephone # 330-559-0776		Cell #	Zip 48322
Contractor License #			
Worker's Comp Ins Carrier	MESC Emp #	Federal Employer ID #	Email Address

III. DESIGN PROFESSIONAL (2015 Michigan Building Code - Sec. 108 (A) 1107.3.4)

Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the building permit application a *registered design professional* who shall act as the *registered design professional in a responsible charge*. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or the *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties. The *registered design professional in responsible charge* shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Registered Design Professional Name (please print)	Substitute Registered Design Professional Name (please print)
Registered Design Professional Signature / Date	Substitute Registered Design Professional Signature / Date

IV. COSTS / FEES / PERMITS

STRUCTURAL IMPROVEMENT VALUE	\$	APPLICATION TYPE (Check appropriate box)	
Value below is not included in the above cost		New Building	Demolition
A. Electrical	\$	Addition	Mobile Home Set-up
B. Plumbing	\$	Deck	Alteration / Repair
C. Heating / AC	\$	Window	Pre-Manufacture
D. Other	\$	Fence	Sign
TOTAL VALUE:	\$	Roof	Other
FEES (office use only)		PROPOSED USE (Check appropriate box)	
Permit	\$ 50	Residential Use	
C of O (temp)	\$	One Family	
Plan Review	\$	Two or More Families (# of units)	
YCUA Permit #		Transient Hotel / Motel / Dorm (# of units)	
WCRC Permit #		Garage	Carport
Bike Path	\$	Other	
Number of Sign Faces x \$50	\$	Non-Residential Use	
Contractor Registration Fee	\$	Church/ Other Religious	Industrial
Administration Fee	\$ 25	Hospital / Institutional	Public Utility
Other	\$	Stores / Mercantile	Office/Bank/ Prof.
Other	\$	School / Library / Other Educational	
TOTAL FEE:	\$	Service Station / Repair Garage	

VIII. APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Licensee or Homeowner	Print Name Legibly Richard Tapper
Witness Signature and Title	Date

IX. HOMEOWNER AFFIDAVIT

I hereby certify the work described on this permit application shall be installed by myself, in my own home, which I am living in or am about to occupy. All work shall be installed in accordance with the Michigan Building Code and **shall not be enclosed, covered up or put into operation** until it has been **inspected and approved** by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections and also understand that performing construction activities in contradiction to the application language is a violation of STATE law - Public Act 299; Article 24, section 339.2403.

Signature of Homeowner	Print Name Legibly Richard Tapper
GENERAL: Work shall not be started until issuance of permit. All installations shall be in conformance with the Michigan Code. No work shall be concealed until it has been inspected. When ready for inspection, call the building department at (734) 485.3943. A minimum of one business day advance notice required. The clerk will need the JOB LOCATION AND PERMIT NUMBER.	Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work has not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A PERMIT WILL BE CANCELED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELED PERMITS MAY NOT HAVE A 60% REFUND IF INSPECTIONS / SITE VISITS HAVE BEEN MADE OR SIX MONTHS TIME HAS ELAPSED SINCE PERMIT ISSUANCE. PLAN REVIEW FEES ARE **NOT** REFUNDABLE. RENEWALS OR EXTENSION APPLICATIONS SHALL BE IN WRITING BEFORE THE EXPIRATION DATE HAS OCCURED. A \$50 FEE SHALL BE CHARGED FOR RENEWALS.

BY _____ RECEIVED
JAN 14 2022
YPSILANTI TOWNSHIP
OCS



Property Name: Ypsilanti Washtenaw
Address: 3020 Washtenaw Ave., Ypsilanti, MI. 48197

Landlord Lease Terms: June 8th, 2022 through July 16th, 2022

Hours of Operation: June 22nd 2022 – July 4th 2022 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'
Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.
Participants-2-4 people
We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,
Richard Tapper
State Regional Manager/ Michigan
330-559-0776



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

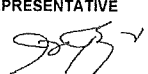
PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Phantom Fireworks Eastern Region, LLC 2445 Belmont Avenue Youngstown OH 44505	INSURER A : Everest Indemnity Insurance Co. NAIC # 10851	
	INSURER B : Axis Surplus Ins Company 26620	
	INSURER C : Arch Speciality Ins Co 21199	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER: 576730945** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Non-Owned Stand _____ End't Included _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC	Y		SI8GL00643-211	10/30/2021	10/30/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y		UXP0057739-07	10/30/2021	10/30/2022	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Excess Liability #2	Y		P-001-000046155-04	10/30/2021	10/30/2022	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Tent Location: Ypsilanti Washtenaw- 3020 Washtenaw Ave. Ypsilanti, MI 48197
 Dates of Operation: June 22, 2022 through July 4, 2022
 Charter Township of Ypsilanti, the Ypsilanti Board of Trustees, jointly and individually; all Ypsilanti Township employees; the City of Ypsilanti; the City Council jointly and individually; and all City of Ypsilanti employees, the YCUA Board of Commissioners, jointly and individually; all YCUA employees, agents, and consultants, individually, Bill Saad Fitness Group, Hass Saad

CERTIFICATE HOLDER 3020 Washtenaw, LLC Hass Saad 1 West Jefferson Trenton MI 48183	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

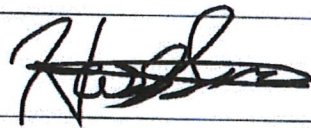
Ypsilanti, 3020 Washtenaw Ave, Ypsilanti, MI. 48197- In Ypsilanti Township- East of Victory Oil Change



T- Tent 40'X40' S- Storage Unit 8'X40 X Generator

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

There are over 24 car spaces available for use.

x  Date 2/8/22

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave, Youngstown, Ohio 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: 3020 Washtenaw, LLC
Parcel No: K-11-06-325-031
Address: 3020 Washtenaw Ave
City: Ypsilanti Township
ST: MI
Zip: 48197
County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2022 season.



Signature



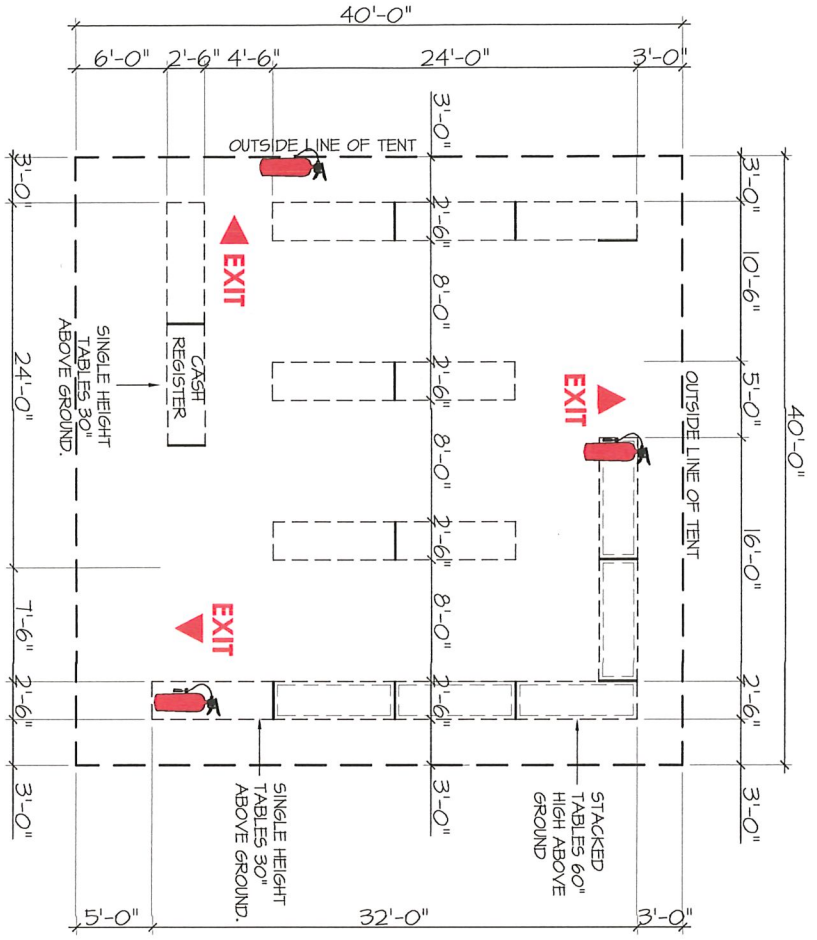
Name- Please Print – Property Owner/Controller of Property



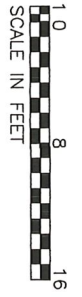
Company/Title



Date



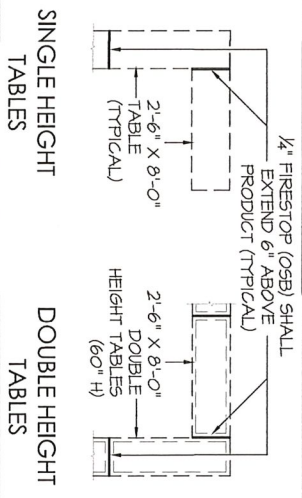
A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
 A-1.04 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10,400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40 X 40 TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL



REVISION	DATE	DESCRIPTION

CHECKED BY: JANE
 DRAWN BY: JDS
 JOB NO.: 2002-09
 SHEET NO.:
A-1.04
 DATE: 05-10-2012

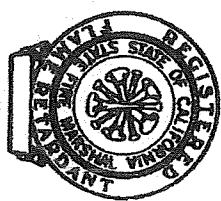


Sign Banner on Tent- Tent is 18' High
16'X5'

Certificate of Flame Resistance

REGISTERED APPLICATION NUMBER

F1214



MANUFACTURERS OF THE FINISHED TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE

MI

48066

Certification is hereby made that:
The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.
The method of the FR chemical application is:

Serial #:	(0001)
Description of item certified:	40 x 40 Party Mate Tent

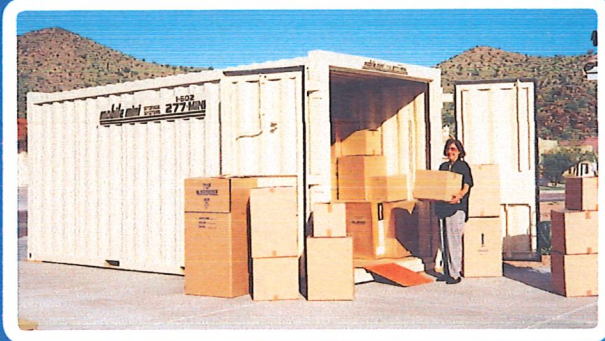
Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

JOHN BOYLE & CO
STATESVILLE, NC
Name of Applicator of Flame Resistant Finish

Date of Manufacture	4/22/98
Order Number	183683



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

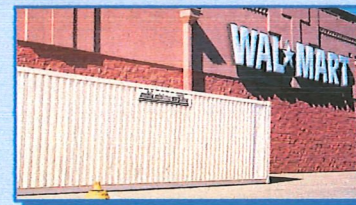
ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



COMMERCIAL APPLICATIONS Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



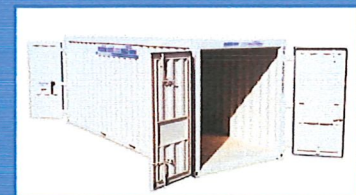
WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

Zoning Board of Appeals

Staff Report

Temporary Use Permit – 2515 Ellsworth Rd – K-11-18-100-013

ZBA: March 2nd, 2022

March 2, 2022

Case:

The applicant is requesting a temporary use permit to allow for the operation of a COVID-19 Testing Drive-Thru located at 2515 Ellsworth Rd for a period of six (6) months.

Applicant:

Steven Riggs

LynxDx, Inc.

333 Jackson Plaza

Ann Arbor MI, 48103

Location and Summary of Request:

The subject property is located near the intersection of South Hewitt Rd and Ellsworth Rd and is known by the address of 2515 Ellsworth Rd. In the request dated January 28, 2022, the applicant stated that the facility is a 40' x 8' x 9.6' shipping container/mobile office with an interior restroom. The facility is covered by a 12' x 25' fire resistant commercial-grade containment tent. The testing facility is powered by a 36k diesel generator with fuel supplied by a 500 gallon double-wall fuel tank. This generator and fuel tank is lined and surrounded by a commercial-grade containment berm. Hours of operation will be seven (7) days a week, 9am to 5pm. There are six (6) to eight (8) staff members at the facility at any given time. The applicant has estimated that 200-400 people visit the site per day. An online scheduling system is used to prevent traffic congestion around the facility.

Cross References:

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)

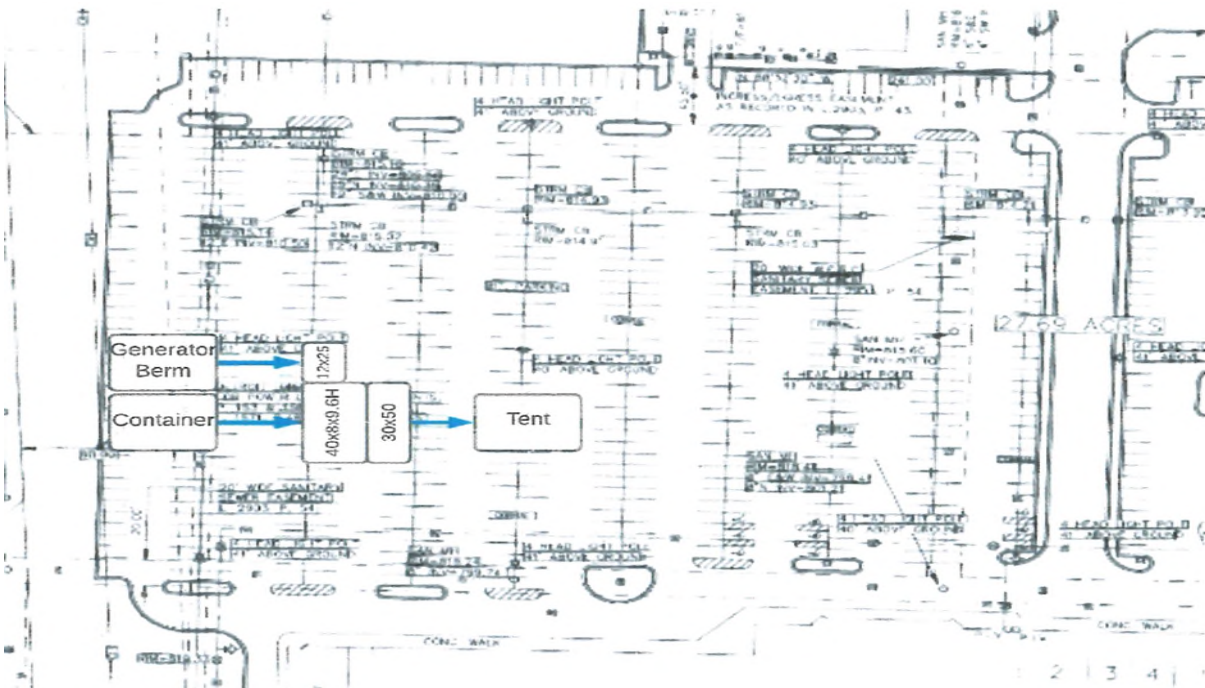
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

CHARTER TOWNSHIP OF YPSILANTI ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

Aerial Photograph(s) – 2515 Ellsworth Rd.

****Not to scale**



7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-3943

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

Subject Location:

The shopping center is located near the corner of South Hewitt Rd. and Ellsworth Rd. in the parking lot of the former Walmart.

Subject Site Zoning:

The parcel is currently zoned B-3, General Business. The shopping center is currently vacant, but it is adjacent to the Roundtree Place Shopping Center which is home to multiple retail businesses.

Adjacent Uses, Zoning and Comprehensive Plan:

Direction	Use	Zoning	Future Land Use Designation
North	Commercial	B-3	GB – General Business
South	Undeveloped	RM-3	RC – Regional Corridor
East	Undeveloped	RM-3	RM-MD
West	Commercial	B-3	GB – General Business

Analysis:

On January 30th, 2020, the World Health Organization declared the COVID-19 outbreak a global health emergency. On March 11th, 2020, COVID-19 was formally declared a global pandemic. Since then, countries around the world have instituted lockdowns, mask mandates, and testing requirements for residents based on infection levels. Since the start of the pandemic, new technologies have been invented to slow the spread of the virus such as vaccines and tests. These technologies have been rolled out on a global scale with companies such as LynxDx, Inc. using their knowledge and resources to provide COVID-19 tests to residents around Washtenaw County.

With that said, it is the opinion of the staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent, shipping container, and related facilities to LynxDx (a medical diagnostic company) to operate an outdoor COVID-19 Drive-Thru Testing Facility for a period of six (6) months located at 2515 Ellsworth Rd.

The applicant has proposed to erect a 40' x 8' x 9.6' shipping container/mobile office with an interior restroom. The facility is covered by a 12' x 25' fire resistant commercial-grade containment tent. The testing facility is powered by a 36k diesel generator with fuel supplied by a 500 gallon double-wall fuel tank. This generator and fuel tank is lined and surrounded by a commercial-grade containment berm. Hours of operation will be seven (7) days a week, 9am to 5pm. There are six (6) to eight (8) staff members at the facility at any given time. The applicant has estimated that 200-400 people visit the site per day. An online scheduling system is used to prevent traffic congestion around the facility.

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

The applicant has provided this office with a letter of authorization from the property owner in addition to a certificate of insurance for which I have a copy for your review.

Please note that this facility is currently **in operation**. On Wednesday January 5, 2022, the Charter Township of Ypsilanti Planning Department became aware of the Covid-19 testing site through local newspaper articles, but there was no formal notification to the Township. The Township has agreed to allow for LynxDx to formalize the process and submit all required materials to seek temporary use approval from the ZBA. On January 28th 2022, the Township received an application by LynxDX and scheduled a formal ZBA meeting for March 2nd 2022.

Appendix A – Zoning / Article XXIV. – Board of Zoning Appeals / Sec. 2404. – Jurisdiction:

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:

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.

The zoning board of appeals, in granting permits for the above temporary uses, shall do so under the following conditions:

13. The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
 - a. Staff Comment: The COVID-19 Drive-Thru Testing Facility does not constitute a change in the basic uses permitted in B-3 Zoned Districts. Medical clinics, offices, and urgent care facilities are permitted in the B-3 Zone.
14. The granting of the temporary use shall be granted in writing stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
15. All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township of Ypsilanti, shall be made at the discretion of the zoning board of appeals or township planning commission as the case may be.

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

- a. Staff Comment: Scheduling software for testing is being used to limit traffic congestion around the testing facility. The property is currently vacant which limits conflict with this service and abutting businesses.
16. In classifying uses as not requiring capital improvement, the zoning board of appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
17. The use shall be in harmony with the general character of the district.
 - a. Staff Comment: The use is in harmony with the permitted uses of the zoning district. The property this testing site is located on is currently vacant.
18. No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this ordinance.

Recommended Motions:

Table:

"I move to table the temporary use permit application to permit the operation of a COVID-19 Drive-Thru Testing Facility located at 2515 Ellsworth Rd, parcel K-11-18-100-013 for a period of six (6) months to consider comments presented during this public hearing."

Approve:

"I move to approve the temporary use permit application to permit the operation of a COVID-19 Drive-Thru Testing Facility located at 2515 Ellsworth Rd, parcel K-11-18-100-013 for a period of six (6) months, with the following condition(s):"

- All necessary building and/or trade permits shall be obtain from the Office of Community Standards.

Denial:

"I move to deny the temporary use permit application to permit the operation of a COVID-19 Drive-Thru Testing Facility located at 2515 Ellsworth Rd, parcel K-11-18-100-013 for a period of six (6) months due to the following reason(s):"

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher

Staff Planner

ZBA 22-0003

RECEIVED

BY _____

JAN 28 2022

ZONING BOARD OF APPEALS APPLICATION

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: https://ytown.org

YPSILANTI TOWNSHIP

OCS

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 2515 Ellsworth Road Parcel ID #: K-11-18-100-013 Zoning B3
Lot Number: Subdivision:

III. APPLICANT INFORMATION

Applicant: LynxDx, Inc. Phone: 734-648-2749
Address: 333 Jackson Plaza City: Ann Arbor State: MI Zip: 48103
Email: annie@lynxdx.com
Property Owner: Orchard Square Property, LLC Phone: 313-737-4946
Address: 27950 Orchard Lake Road, Suite 115 City: Farmington Hills State: MI Zip: 48334
Email: aheer123@hotmail.com

IV. COST AND FEES

Total: \$ 500 Breakdown of fee: Residential: \$ 125.00 Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned Steven Riggs, COO - LynxDx, Inc. represents Orchard Square Property, LLC

1. That Orchard Square Property, LLC is/are the owner(s) of lot(s) K-11-18-100-013 located in the Subdivision, Ypsilanti Township, Michigan, otherwise known as 2515 Ellsworth Road and the property is zoned B3

2. That the petitioner hereby request Temporary Use under Section 2404 Article 24 of the Ypsilanti Township Zoning Ordinance.

3. The petitioner further state that SR have/has read and understands the provisions of said zoning ordinance as it applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Signature: Steven Riggs, COO Date: 01/27/2022



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

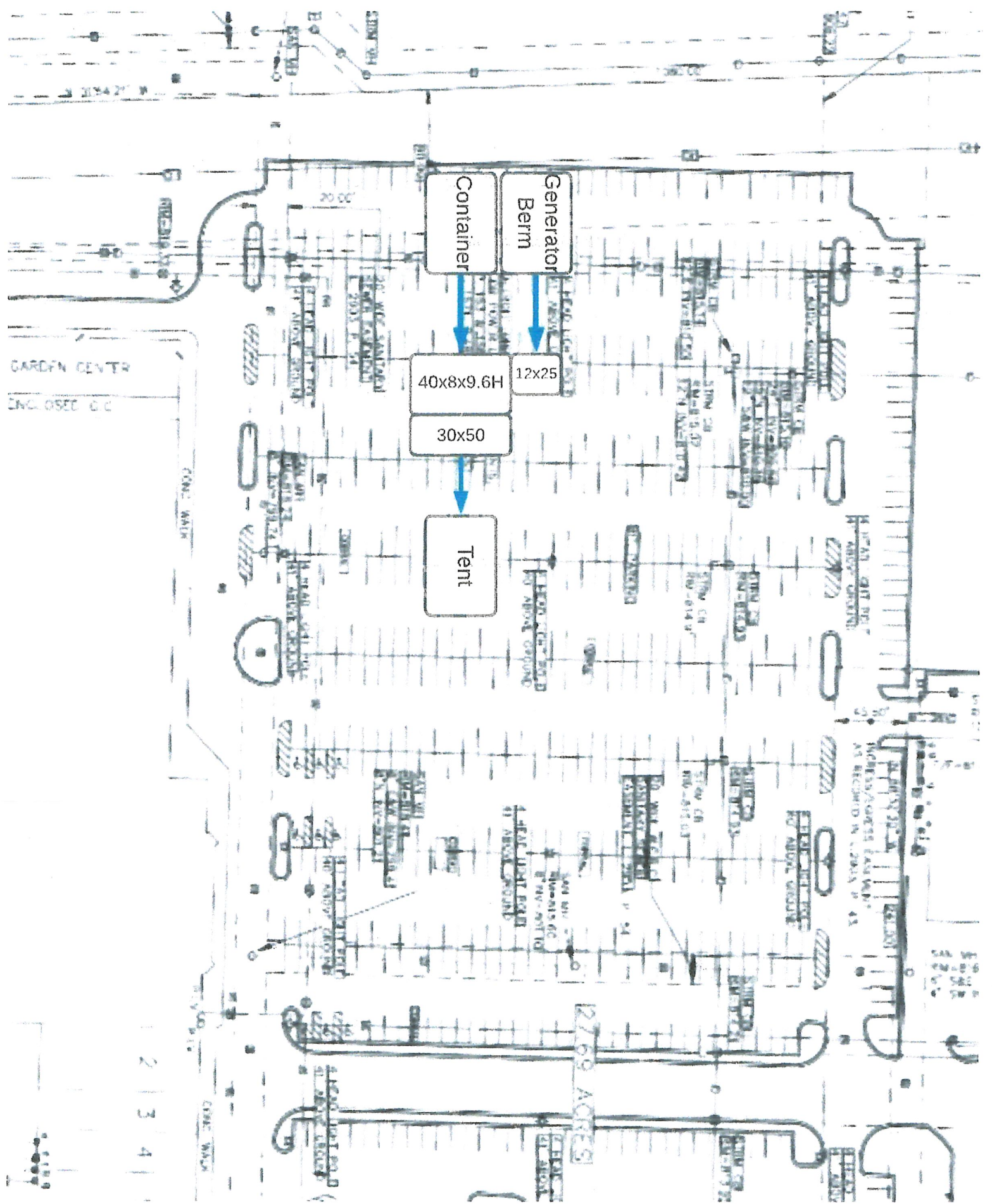
Phone: (734) 485-3943

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.



GARDEN CENTER
ENCLOSED G.C.

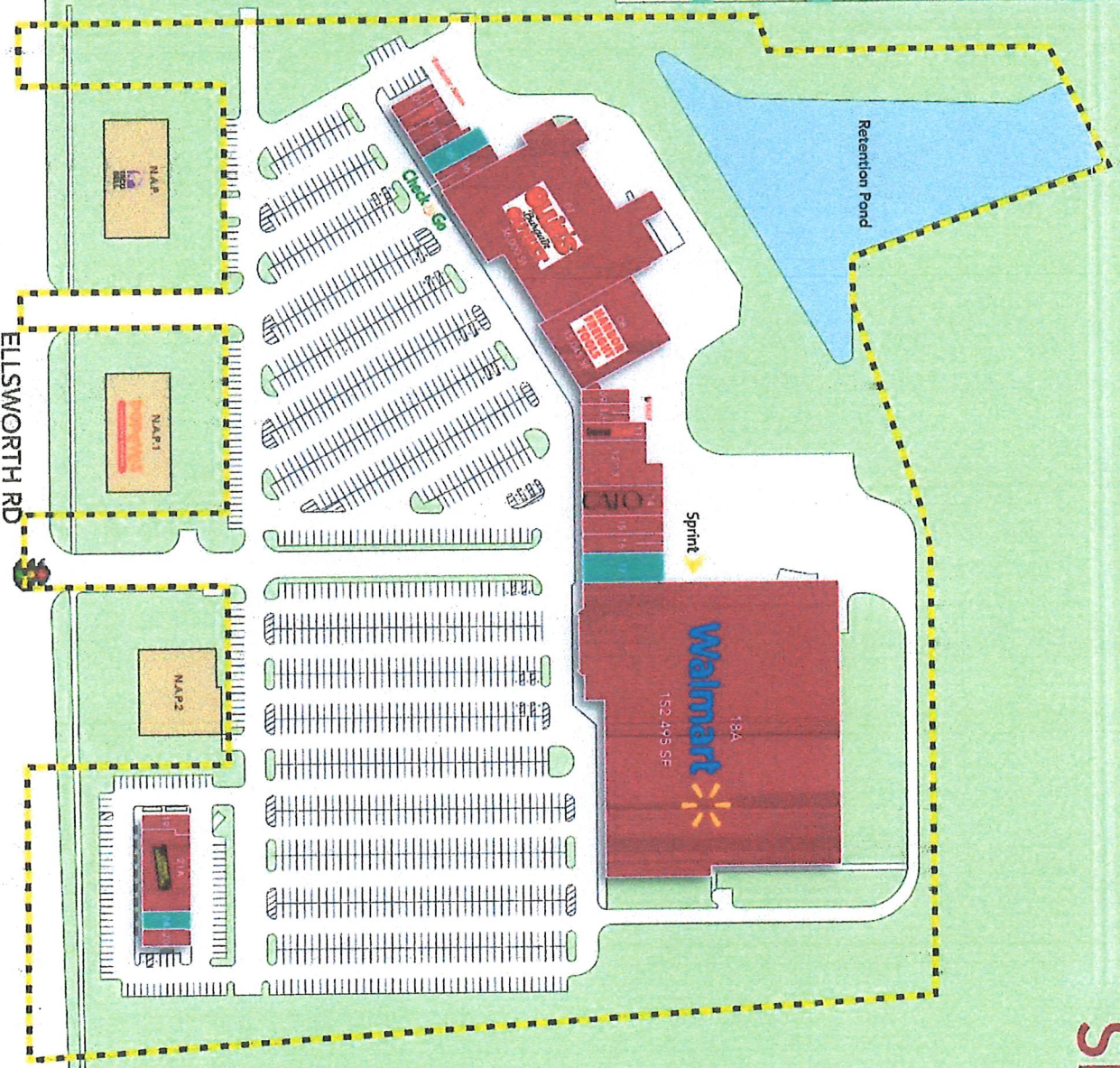
2 3 4

2769 ACRES

MATERIALS NOT TO SCALE
AS SHOWN IN RECORD PLAN NO. 43

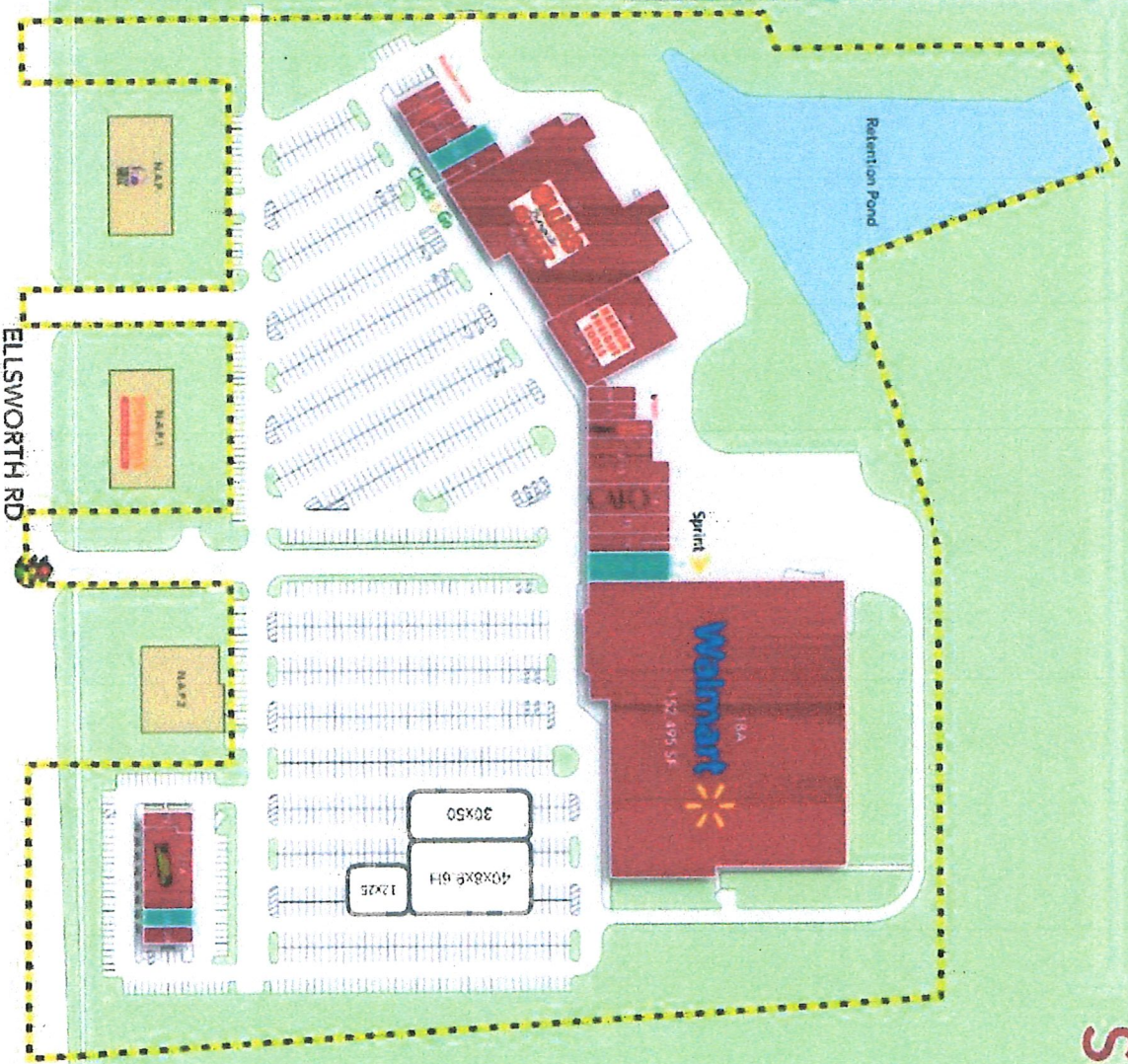
SITE PLAN

SUITE	TENANT	SF
01	Fantastic Sams	1,200
02	GNC	1,200
03	Modern Nails	1,200
04	Hong Kong Restaurant	1,200
05	Walmart	2,000
06	Check 'n Go	2,000
07	Ollie's Bargain Outlet	36,000
08	Harbor Freight Tools	15,045
09	Salon Labs	1,200
10	Sally Beauty Supply	1,500
11	GameStop	2,000
12/13	Dental Dreams	5,400
14	Cato	4,000
15	Sahara Market	2,500
16	Sprint	2,500
17	Walmart	4,000
18A	Walmart	152,495
19	Revolver Electronic Cigarettes	1,470
20	Seafood Express	1,264
21A	Lumber Liquidators	6,891
24	Walmart	1,204
N.A.P.	Taco Bell	
N.A.P.1	Popeyes	
N.A.P.2	Sinbad's Koney Island	



SITE PLAN

SUITE	TENANT	SF
01	Fantastic Sams	1,200
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15	Sahara Market	2,500
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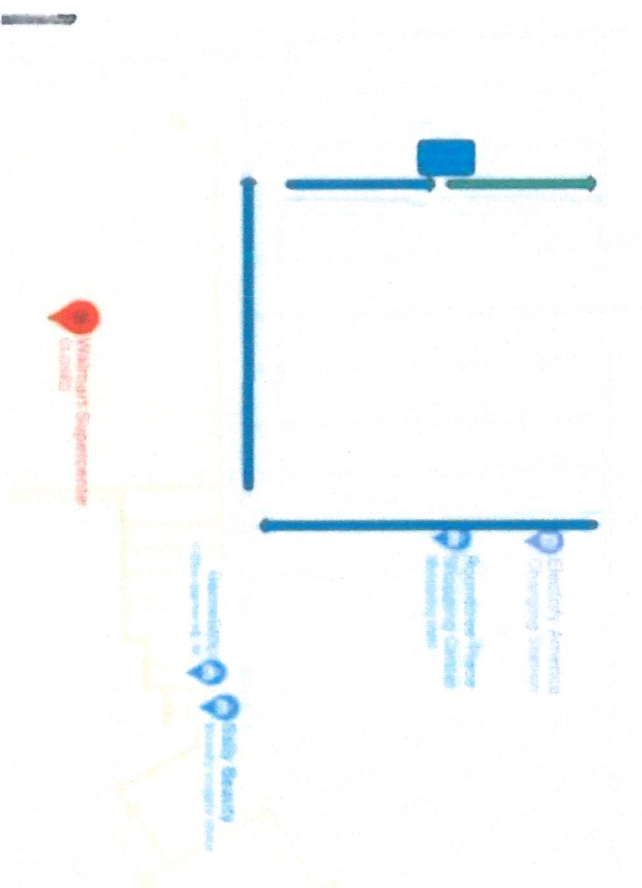


LANDMARK
 REAL ESTATE SERVICES

Roundtree Place • Ypsilanti, MI

Traffic Flow

- Lynx DX, Inc. Recognizes that lessor would like to maintain all main parking lot aisles free of standing vehicles to maintain unrestricted movement for lessor
- LynxDx will set up its drive through to ensure that access is not restricted as proposed to the right
- We can amend this as needed by the lessor
- **Blue line** - Inbound traffic flow no cars will restrict access
- **Green Line** Exit traffic flow no cars will restrict access
- **Blue rectangle** - LynxDx testing site (PacVan Container) with tent



Orchard Square Property, LLC
27950 Orchard Lake Road, Suite 115
Farmington Hills, MI 48334

January 27, 2022

To Whom It May Concern:

As the owner of Parcel# K-11-18-100-013 located at 2515 Ellsworth Road, Ypsilanti, MI 48197, I grant permission and access to LynxDx, Inc. to operate a COVID-19 Testing Drive-Thru to benefit the residents and citizens of Ypsilanti Charter Township and the surrounding greater community.

I understand LynxDx has provided you with evidence of the formal concession agreement between Orchard Square Property, LLC and LynxDx, Inc. and that document should also substantiate my approval and permission.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Madan Aheer', with a horizontal line underneath the name.

Madan Aheer, Member
Orchard Square Property, LLC

January 28, 2022

To Whom It May Concern:

LynxDx, Inc., a Diagnostics Testing Company headquartered in Ann Arbor, Michigan, is interested in operating a COVID-19 Testing Drive-Thru at 2515 Ellsworth Road for a period of six (6) months to benefit the residents and citizens of the Charter Township of Ypsilanti and the surrounding communities.

To achieve our mission, LynxDx proposes to use the following structures, equipment, and processes:

A 40'x8'x9.6' ft shipping container/mobile office with an interior restroom will be covered by a 30/50 commercial, certified fire-resistant tent.

The container will be powered by a 36K diesel generator with fuel supplied via a 500 gallon double-wall fuel tank, which will be lined and surrounded by a 12'x25' commercial-grade containment berm. The berm will be protected on all sides by all-purpose roadway barricades around the perimeter.

We will contract for water/sanitation services to be performed twice per week in which water will be delivered and restroom waste will be removed.

Temporary medium feather flags will be placed at the roadside, while directional A-frame signage will be strategically placed throughout the parking lot to direct traffic.

Hours of operation will be seven (7) days per week, 9 am to 5pm. Six (6) to (8) eight staff members will be present during these hours.

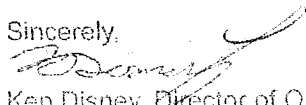
We expect between 200 - 400 people to visit the site over the course of an eight-hour day, with a maximum of 100 appointments per hour. Our reservations system schedules appointments in 30-minute intervals in order to prevent traffic congestion.

Patients will visit the structure, drive under the tent, stop at the service window, receive their test kit, drive out of the tent, collect their sample inside their own vehicle, deposit the sample from inside their vehicle into the collection bin, and exit the parking area.

Patient samples and trash/waste will be collected and removed from the site several times per day.

Thank you very much for your consideration.

Sincerely,



Ken Disney, Director of Operations
LynxDx