



ZONING BOARD OF APPEALS

WEDNESDAY
August 7, 2024, @ 6:30 P.M.

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@ypsitownship.org or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Approval of Agenda
4. Approval of the October 04, 2023, Regular Meeting Minutes
5. Public Hearing

Applicant: Johnson Sign Company
Location: 1201 S. Huron Street, Ypsilanti, MI 48197
Parcel ID: K-11-37-420-004
Request: Article 15 – Sec. 1509.6: Permitted Signs in Form-Based Districts: Request for variance to the ground sign requirements in form-based districts.

Applicant: Vance Palmer
Location: 2789 Washtenaw Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-06-303-003
Request: Article 11 – Sec. 1116.1: Veterinary Clinics: Request for variance to allow fenced animal run to be located outside.

Applicant: Skilken Gold
Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-18-100-019, K-11-39-350-023, and K-11-39-350-022
Request: Article 5 – Sec. 507.E: Transparency Requirements: Request for variances to the transparency requirements on W. Michigan Ave. and S. Hewitt St. facades in form-based districts.

Applicant: Skilken Gold
Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197
Parcel ID: K-11-18-100-019, K-11-39-350-023 and K-11-39-350-022

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



YPSILANTI TOWNSHIP

— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Request: Article 5 – Sec. 503.4: Building Form Types: Request for variance to the building setback requirements along S. Hewitt Rd. in form-based districts.

Applicant: Skilken Gold

Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-18-100-019, K-11-39-350-023 and K-11-39-350-022

Request: Article 5 – Sec. 503.4: Building Form Types: Request for variance to the parking lot location requirements in form-based districts.

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 and public
7. Any other business that may come before the Zoning Board of Appeals
8. Adjournment

(THERE IS NO WORK SESSION)