

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

**ZONING BOARD OF APPEALS
WEDNESDAY
September 18, 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 September 04, 2023, Regular Meeting Minutes
5. Public Hearing

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., S. Hewitt Road, and East facades 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)

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, September 4, 2024
6:30 pm**

COMMISSIONERS PRESENT

Marsha Kraycir
Elizabeth El-Assadi
Stan Eldridge
David Marshall
Edward Burnett

STAFF AND CONSULTANTS

Fletcher Reyher, Staff Planner
Sally Elmiger, Carlisle Wortman Associates

• **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. Kraycir called the meeting to order at 6:30 p.m. Ms. Kraycir completed the roll call and confirmed a quorum was established.

• **APPROVAL OF AGENDA**

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

• **APPROVAL OF AUGUST 7, 2024, REGULAR MEETING MINUTES**

MOTION: Ms. El-Assadi **MOVED** to approve the August 7, 2024, Regular Meeting Minutes as presented. **The MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

• **PUBLIC HEARING**

Applicant: EROP, LLC

Location: 2675 Washtenaw Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-06-304-004

Request: Article 5 – Sec. 507. E: Transparency Requirements: Request for a variance to the transparency requirements on the Washtenaw Avenue facade in form-based districts.

Mr. Fletcher Reyher, Planning and Development Coordinator, presented a report on behalf of the applicant (EROP LLC). The request is for a variance for deficient glazing on the façade facing Washtenaw Avenue. This project is the White-Water Car Wash, located at 2675 Washtenaw Avenue. The site is zoned RC, a regional corridor with a Site Type A Designation, a Form-Based District.

The applicant has proposed to build a 6,820 sq. ft. tunnel car wash with two pay stations and 18 vacuum stations/parking spaces. The parking lot will also offer five employee parking spaces. The site is a 1.55-acre property. Access to the site occurs off a side road (Boston Ave.).

The transparency requirement requires 50% transparency on the facades facing right of way, the applicant is currently proposing 29%.

Ms. Sally Elmiger (Planning Consultant - Carlisle Wortman Associates (CWA) shared with the Zoning Board the following criteria:

That there are exceptional or extraordinary circumstances or conditions applying to the property.

Ms. Elmiger shared with the Zoning Board that the site poses some challenges: locating a long building on a site that has a significant elevation change between the North End and the South End; the building has been designed from scratch where the primary side is facing the West, the driveway or Boston Avenue. Ms. Elmiger shared her view on the modification that would change the western facade; arrangement of windows and doors so that active uses within the building are visible from or accessible to the street, and to encourage and complement pedestrian-scale activity.

Ms. Elmiger stated that the applicant had stated in their response that they were concerned that if the glazing were increased, it would expose to passersby the activity inside the building and the equipment in the car wash. CWA feels that it would be interesting to have the open concept. CWA has suggested that the windows extend past the brick ledge to increase transparency (the applicant has yet to respond).

That variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district.

The Form-Based standards are relatively new, and existing businesses along this corridor were developed before this standard was in place. The intent of the ordinance is to establish a pedestrian-oriented corridor as new developments are established.

That the authorizing of such a variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area.

The intent of the transparency requirement is to establish a pedestrian-oriented corridor as new developments are established. While we don't think a variance will be detrimental to adjacent property owners, we do believe it will alter the essential character and vision that the Form-Based District is attempting to create. Meeting this requirement along Washtenaw Ave. will help to establish the desired pedestrian character.

The problem and resulting need for the variance have not been self-created by any action of the applicant or the applicant's predecessors.

Ms. Elmiger stated that it could be partly self-created by the choice of the building design; it's partly not self-created due to the extreme change in elevation between Washtenaw Avenue (front and the back of the site).

The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

Ms. Elmiger stated that options were suggested to increase transparency; the applicant has yet to respond.

Ms. El-Assadi inquired if the township has a severe transparency code or if it is because the latest building designs are being proposed since the issue of transparency has been brought to the Board many times. Ms. Elmiger stated that some of the new buildings proposed are corporate designs; in order for people to recognize a business just by looking at the building. The township ordinance is not too restrictive, but if transparency issues keep coming up, the suggestion is for the Planning Commission to review the codes.

Mr. Fletcher Reyher stated that Sheetz and White-Water Car Wash aren't very pedestrian-friendly developments or auto-oriented developments. Retail/residential establishments would be easier to meet ordinance requirements right away. Working

with two large companies that have establishments all over the country, with their corporate design that is tweaked to meet ordinance requirements with different municipalities.

Erin McMachen (Stonefield Engineering and Design) informed the ZBA that the purpose of frontage glazing is typically to enhance street-level interaction and aesthetic appeal. The proposed glazing has been maximized in the areas where it is feasible and beneficial. The building has been designed to improve the pedestrian and streetscape experience, meeting the intent of the Form-based District with dense landscaping, two pedestrian connections and enhanced architectural features. Car Wash tunnels are usually long, but on this site, and being in the form-based district, the engineers had to meet the build-to-line and have the building against the front of the site, which was a challenge for a car wash. The glazing cannot be extended higher on the building façade as this would reveal the mechanical equipment inside of the building, and tinted/faux windows are not permitted by ordinance. The reason for not bringing the windows lower, two feet off of grade at a minimum, is movement for lawnmowers to pass by while maintaining the landscaping in the front of the building. Two feet of brick barrier was provided and the gaps between the windows are where the structural columns are of the building. The architect did ensure that he did max out the glazing on that facade, and the west facade that borders the neighbor is wrapped around with the same exact type of windows which can be seen from Washtenaw. Provision has been made for pedestrian connections down Boston Ave and provision of a staircase on Washtenaw to provide a secondary pedestrian connection.

White-Water Car Wash follows a set of standards; this establishment started in Illinois and is working its way through the Midwest. White-Water Car Wash is excited at the opportunity to come into Ypsilanti Township and provide high quality development.

Ms. Kraycir inquired why it has been difficult for the applicant to comply with the required transparency standards; Ms. Erin McMachen stated that the proposed development aims to enhance the architectural and functional landscape of the community, but the site contains unique design challenges. There is a significant grade change across the site, which resulted in a retaining wall across the frontage of the site, and approximately 5 FT of the front façade is below grade. This results in minimal area available above grade to meet the transparency requirement.

PUBLIC HEARING OPENED AT 6:48 PM

- Robert Borst, owner of 2675, North Lawn Avenue (the property directly behind the car wash). Mr. Borst shared his concern about the 15 commercial vacuums against

the back fence, which is about 40 feet from his property. Listening to car stereos and commercial vacuums from morning until closing time is a concern. Having a car wash in Washtenaw, which faces high traffic, is not feasible.

- Ms. Kraycir stated that the Zoning Board of Appeals specifically looks at how the buildings are placed relative to the lot, which would be a consistent application for all the variances so that the community has a consistent look. The ZBA does not determine the usage of the proposed projects. The Zoning Board of Appeals looks into the zoning ordinances and the requirements for each zoning ordinance.

PUBLIC HEARING CLOSED AT 6:56 PM

Ms. El-Assadi shared her thoughts while reviewing Carlisle Wortman's recommendations: Not an exceptional circumstance; the variance is not necessarily for the enjoyment of the property, and the need for the variance is being self-created since the building is not there. Since the windows haven't been put in yet, there is a possibility for different solutions that would not require the variance.

Mr. Fletcher Reyher stated that the grade starts right below the windows, and it's about a five-foot drop to the floor of the building. The applicant did not provide a separate 3d rendering with 50% transparency since they are present in front of the ZBA seeking the variance.

Ms. Sally Elmiger shared with the ZBA the design of the windows; she also noted that the brick ledge limits the proposed windows. The signage area (parapet) above the windows also is so large in relation to the remaining facade, that it makes the proposed windows/level of transparency appear even smaller.

Erin McMachen asked the ZBA if they could consider if the applicant could come back with an alternative along with the architect that might either minimize or eliminate the variance.

Ms. El-Assadi discussed the legality with the Commissioners on denial versus postponement of the motion.

MOTION: Ms. El-Assadi **MOVED** to postpone the variance request at 2675 Washtenaw Avenue, Ypsilanti, MI 48197, Parcel K-11-06-304-004, to the transparency requirements outlined in Article 5–Sec. 503.7 and indicated within the building envelope as shown in the site plan included in the Zoning Board of Appeals Packet dated June 11, 2024, to give the applicant an opportunity to address the comments made at this evening’s meeting, and return with a revised proposal based on these comments.

The **MOTION** was **SECONDED** by Mr. Eldridge.

Roll Call Vote: Ms. Marsha Kraycir (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. El-Assadi (Yes). Edward Burnett (Yes).

MOTION PASSED.

- **OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

- **PLANNING DEPARTMENT REPORT:**

- Mr. Fletcher Reyher, Planning and Development Coordinator, requested the ZBA for Sheetz to come back for their transparency deficiencies on September 18, 2024, at 6:30pm, for a special meeting. The Planning staff has reviewed the new submission, which has shown significant changes.

- **CORRESPONDENCE RECEIVED:**

- None to Report.

- **ZONING BOARD OF APPEALS MEMBERS:**

- None to Report.

- **MEMBERS OF THE AUDIENCE/PUBLIC:**

None to Report.

- **OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD**

Mr. Fletcher Reyher informed the ZBA that they had received a Zoning Board of Appeals application for business on Packard for a multi-tenant sign. The sign is much taller and larger than what is currently permitted. Planning staff will continue to work with the applicant.

- **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 7:05 p.m. The **MOTION** was **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services.



Zoning Board of Appeals Staff Report

September 18, 2024

Applicant: Skilken Gold

Project Name: Sheetz Fueling Station / Convenience Store

Plan Date: June 12, 2024

Architectural Plan Date: August 14, 2024

Location: 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019

Zoning: RC, Regional Corridor with a Site Type C Designation

Variance Request:

- Variance for deficient glazing on facades facing W. Michigan Avenue, S. Hewitt Road, and the East side of the site.

Location and Summary of Request:

The applicant is proposing to build a 6,132 sq. ft. convenience store/gas station and restaurant building, and eight (8) gas pumps (for a total of 16 fueling positions) at the southeast corner of W. Michigan Avenue and S. Hewitt Road. Other site features include an outdoor eating patio, parking, future EV charging stations, two air machines, outdoor sales of propane, ice, and windscreen fluid (shown on building elevations), and landscaping. This business will operate 24 hours per day, seven days a week.

This site is made up of three separate parcels. The applicant is proposing to split off the southern portion of the property to create a new parcel, which is not part of this development project.

The applicant came before the Zoning Board of Appeals (ZBA) at the August 7, 2024, meeting with three variance requests. The ZBA approved two but asked the applicant to further investigate the possibility of minimizing the last variance request. The requested variances and status of each are listed below:

1. Building setback from S. Hewitt Rd. – Variance approved
2. Parking in front yard along S. Hewitt Rd. - Variance approved



Suggested motions (Transparency Requirements):

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.

Postpone:

I move to postpone the variance requests at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the transparency requirements outlined in Article 5 – Sec. 503.7 as shown on the site plan included in the Zoning Board of Appeals Packet dated September 18, 2024, to give the applicant an opportunity to address the comments made at this evening's meeting, and return with a revise proposal based on these comments.

Approve:

I move to approve the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the transparency requirements outlined in Article 5 – Sec. 503.7 as shown on the site plan included in the Zoning Board of Appeals Packet dated September 18, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. _____
2. _____

Deny:

I move to deny the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197, Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the parking location requirements as indicated within the building envelope as shown on the site plan included in the Zoning Board of Appeals Packet dated September 18, 2024, based on the following findings of fact that the requests do not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the criteria as follows: *(ZBA states reasons for denial)*

1. _____
2. _____

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**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Respectfully Submitted,

Fletcher Reyher

Fletcher Reyher, AICP
Planning and Development Coordinator
Charter Township of Ypsilanti Planning Department



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 30, 2024
Rev.: August 28, 2024

**Zoning Board of Appeals – Variance Analysis
For
Ypsilanti Township, Michigan**

Applicant:	Skilken Gold, represented by Derick Riba
Project Name:	Sheetz Fueling Station/Convenience Store
Plan Date:	Site Plan: June 12, 2024 Architectural Plans: August 14, 2024
Location:	2509 & 2103 W. Michigan Avenue, and 755 S. Hewitt
Zoning:	RC – Regional Corridor – Form Based District
Action Requested:	Variance for deficient glazing on facades facing W. Michigan Ave., S. Hewitt Rd., and the east building façade facing a parking lot

PROJECT DESCRIPTION

The applicant is proposing to build a 6,132 s.f. convenience store/gas station and restaurant building, and eight (8) gas pumps (for a total of 16 fueling positions) at the southeast corner of W. Michigan Avenue and S. Hewitt Road. Other site features include an outdoor eating patio, parking, future EV charging stations, two air machines, outdoor sales of propane, ice, and windscreen fluid (shown on building elevations), and landscaping. This business will operate 24 hours per day, seven days a week.

The applicant came before the Zoning Board of Appeals (ZBA) at the August 7, 2024 meeting with three variance requests. The ZBA approved two, but asked the applicant to further investigate the possibility of minimizing the last variance request. The requested variances and status of each are listed below:

- Building setback from S. Hewitt Rd. – Variance approved
- Parking in front yard along S. Hewitt Rd. - Variance approved
- Deficient glazing on facades facing W. Michigan Ave. & S. Hewitt Rd. 50% required; 8.93% and 11.03% proposed, respectively. ZBA asked applicant to minimize variance request.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

The applicant has revised the building elevations, based on the ZBA discussion. The table below lists the proposed glazing that is located between 2-feet and 8-feet above the first floor elevation (FFE) on all four building elevations:

	Required Glazing 2-8' above FFE	Previous Proposal – Transparent Glazing 2-8' above FFE	Current Proposal			Complies?
			Transparent Glazing 2-8' above FFE	Faux Window Glazing 2-8' above FFE*	Total 2-8' above FFE	
W. Michigan Ave. (North)	50%	8.93%	8.93%	17.87%	26.80%	Variance Required
S. Hewitt St. (West)	50%	11.03%	40.07%	N/A	40.07%	Variance Required
Gas Canopy Side (South)	30%	31.33%	31.33%	N/A	31.33%	Yes
Side Parking (East)	30%	40.07%	11.03%	5.62%	16.65%	Variance Required

*Sec. 507, *Design Standards*, subsection “E”, *Transparency*, states that the use of tinted, reflective, or opaque glass (such as the faux windows in this proposal) does not meet the definition of façade transparency.

In this review, we have evaluated the changes made to the building elevations and orientation to address the transparency deficiency against the criteria in the ordinance

APPEAL AND DEMONSTRATION OF PRACTICAL DIFFICULTY

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met. We have evaluated the proposal against the criteria in the ordinance, and provide comments after each:

- (1) *That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:*
 - a. *exceptional narrowness, shallowness, or shape of a specific property;*
 - b. *exceptional topographic conditions;*
 - c. *any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,*
 - d. *development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.*

CWA Comments: The plans have been modified as follows:

- A. **W. Michigan Ave.:** The size of the windows on this façade of the building have been increased by approximately 25%. However, because “transparency” is calculated between 2-feet and 8-

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feet above the first floor elevation, the additional window height increase doesn't actually affect the transparency calculation on this façade, but does open up the interior of the building more to Michigan Ave. Other modifications on this façade include new cupolas on both ends, and a decorative brick pattern adding interest to the blank wall on the east end. Benches have also been added along this wall. To better illustrate the reasons behind the "faux" windows, the submission includes elevations with interior descriptions.

The Architectural Design Standards in the Form Based Districts are intended to create a character for the district that encourages the greatest amount of visual interest and architectural consistency. While these changes don't modify the results of the transparency calculation for this facade, we do think they greatly improve the look of this façade, creating a "front" that is more welcoming to passersby.

- B. **S. Hewitt Rd.:** The building's east and west facades were switched, and now the façade transparency facing S. Hewitt Rd. has increased from 11.03% to 40.07% transparency. This change also locates the patio at the street intersection, which we consider positive. This change also places the building between the patio and the residences to the east, helping to buffer the residences from activity on the patio. While this change doesn't eliminate a variance for this façade, it greatly reduces it.
- C. **East Façade:** In switching the east and west facades, as described above, this created a new deviation from the ordinance. The east façade now has transparency of 11.03%, which doesn't meet the 30% requirement facing a parking lot. However, this variance is less than when this façade faced S. Hewitt. This façade has also been dressed up, with a new cupola over the door, and an awning over the bathroom windows.

We consider the facades facing W. Michigan Ave. and S. Hewitt to be the primary facades. The building design changes have improved how the building relates to these streets, and contribute to the ordinance's goals. Regarding this standard, we would consider the corner location, and the fact that all of the building facades are "public," vs. a typical lot that offers a location for service functions out of the public view, as a special circumstance of the property.

- (2) *That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity;*

CWA Comments:

- A. **W. Michigan Ave. Façade.** The Form-Based standards are relatively new, and existing businesses along this corridor were developed before this standard was in place. The intent of the ordinance is to establish a pedestrian-oriented corridor as new developments are established. The building façade changes do allow for slightly larger views into the building from W. Michigan Ave. The redesign incorporating more architectural interest also helps to create a "front" façade facing this street (vs. the previous design that was clearly a "back" façade). The benches also invite passersby to stop for a rest, which helps to create a more pedestrian-oriented corridor.

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- B. **S. Hewitt Façade.** Locating the patio on this façade greatly increases the pedestrian amenities at this street intersection. The change also substantially increases the transparency on this façade that is much closer to the requirement.
- C. **East Façade.** Because this façade was relocated to the west façade, the service facilities inside the building are now located on this façade (i.e., restrooms, mechanical equipment and the beer cave/cooler) of the building. These facilities must be located somewhere, and locating them on this façade is actually a smaller variance than when they were proposed on the west façade.

As a practical matter, every business has service areas to support their operation, and views into the service areas do not necessarily meet the intent of the transparency requirement. The changes help to address concerns brought up by the Form-Based District requirements while providing the business with the necessary support areas in the building.

- (3) *That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this ordinance or the public interest;*

CWA Comments:

- A. **W. Michigan Ave. Façade.** The intent of the transparency requirement is to establish a pedestrian-oriented corridor as new developments are established. Meeting this requirement along W. Michigan Ave. will present a “front” along the street, and will establish the desired pedestrian character. In our opinion, the modifications made to this façade achieve these goals. And by achieving the goals, we think the façade will benefit the character of the area.
- B. **S. Hewitt Façade.** Placing the patio at the street intersection clearly invites pedestrian activities to the development, and in our opinion, benefits the character of the area. Also, the patio is now further away from the residences to the east, with the building blocking activity on the patio from the nearby homes.
- C. **East Façade.** This façade now houses support services on the interior of the building. It will not invite outdoor activity (as it did when the patio was located here).

- (4) *The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors; and*

CWA Comments:

- A. **W. Michigan Ave. Façade.** This building is being designed from the ground up, and the proposed design requires the requested transparency variance. As mentioned in our previous review, we thought that the “back-of-house” activities could still be accommodated if larger/taller windows were incorporated on the W. Michigan Ave. façade into the “public” portion of the building. The applicant has located taller windows (7.25-foot tall vs. 4.87-foot tall) along this side of the building. The applicant has also prepared a graphic illustrating the

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wall-mounted equipment and storage behind the “faux windows” that allow the business to function.

- B. **S. Hewitt Façade.** The applicant has responded to the suggestion of locating the patio on this façade, reducing the variance needed for this side of the building.
- C. **East Façade.** As mentioned above, service functions of the building were re-located to this façade. These functions either require privacy (restrooms), or mounting on an interior wall (mechanical equipment and coolers).

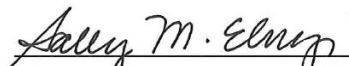
(5) *The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.*

CWA Comments:

- A. **W. Michigan Ave. Façade.** While the façade changes have not increased transparency between 2-8-feet above the finished floor, the transparent windows are about 48% taller than the previous windows. This will allow for greater views into the “public” areas of the building.
- B. **S. Hewitt Façade.** Shifting the patio to this side of the building reduces the requested transparency variance from 38.2% to 9.9%.
- C. **East Façade.** A new variance is needed for this façade since the patio was moved to the west side of the building. However, it’s less of a variance (30% - 11.03%, or 18.97%) than if the patio remained here and the S. Hewitt variance remained at 38.2% (or 50% - 11.03%).

RECOMMENDATIONS

In our opinion, the subject site has a practical difficulty due to the fact that the property does not provide for any clear “service” area that is out of the public view. We also consider the building design changes to meet the broader ordinance goals of achieving the greatest amount of visual interest, architectural consistency, and high-quality material use, along with encouraging pedestrian-scale activity and crime prevention techniques. Providing transparency is one way to achieve these goals, but can also be achieved through architectural variation and outdoor dining opportunities. We would consider the revised building design to meet the criteria for the requested transparency variances.


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

RECEIVED
BY LD

AUG 09 2024

YPSILANTI TOWNSHIP
OCS

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 544-4000 ext. #1
Website: <https://ypsitownship.org>

**ZONING BOARD OF
APPEALS APPLICATION**

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 2509 & 2103 W Michigan Ave & 755 Hewitt Parcel ID #: K-11-39350022, 39350023, 18-100-019 Zoning RC
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Skilken Gold c/o Derick Riba Phone: 419-799-7656
 Address: 4270 Morse Road City: Columbus State: OH Zip: 43230
 Fax: _____ Email: driba@skilkengold.com
Property Owner: See attached Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ <u>500</u>	Breakdown of fee:	Residential:	\$ 125.00
		Non-residential:	\$ 500.00

V. APPLICANT SIGNATURE

The undersigned Derick Riba represents see attached :
Applicant Property Owner

- That see attached is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2509 & 2103 W Michigan Ave & 755 Hewitt and the property is
Address
zoned RC
Zoning District
- That the petitioner hereby request Variance under Section 507 Article 5 of the Ypsilanti Township
Zoning Ordinance.
Variance/Temporary Use Section Article
/Regular Meeting
- The petitioner further state that DR have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Derick Riba Derick Riba 08/08/2024
Applicant Signature Print Name Date



All Zoning Board of Appeals Applications

<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	<input type="checkbox"/> Plot plan or lot survey to scale showing the following: <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.
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STONEFIELD

August 8, 2024

Fletcher Reyher, AICP
Planning & Development
7200 S. Huron River Drive
Ypsilanti, MI 48197

**RE: Sheetz Development – Zoning Board of Appeals
K11-39-350-022, K11-39-350-023, K11-05-100-019
2103 West Michigan Avenue
Ypsilanti Township, Washtenaw County, Michigan**

Fletcher:

Stonefield Engineering and Design is pleased to submit documents for your review for the above referenced project. Please find the following items enclosed.

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans – Deferred		email	Stonefield Engineering & Design
Architectural Plans – Deferred		email	Convenience Architecture
Zoning Board of Appeals Application	08-08-2024	1	Skilken Gold
Purchase Agreement	03-19-2024	email	Casto
Check for \$500.00		1	Stonefield Engineering & Design

Please consider the following summaries as a part of the zoning board of appeals application:

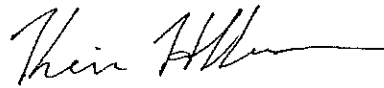
**First floor transparency when facing the right-of-way
Michigan Avenue Elevation (8.93% proposed, 50% required):
S. Hewitt Road Elevation (40.07% proposed, 50% required):
East Elevation (11.03% proposed, 30% required):**

Please contact our office if you have any questions or comments regarding this submission.

Best Regards,



Eric Williams, PE
ewilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC



Kevin Heffernan, PE
kheffernan@stonefieldeng.com
Stonefield Engineering and Design, LLC

Via Email

V:\DET\2023\DET-230091.01-Skilken Gold-2103 West Michigan Avenue, Ypsilanti Charter Township, MI\Correspondence\Outgoing\Municipal\2024-07-10_Zoning Board of Appeals.docx

STONEFIELDENG.COM

555 OLD WOODWARD, SUITE 12L, BIRMINGHAM, MI 48009

248.247.1115 T.

PROJECT NAME:
NEW SHEETZ STORE

**YPSILANTI
S. HEWITT ROAD**

Int. of South Hewitt Road
and Michigan Avenue
Ypsilanti, MI

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

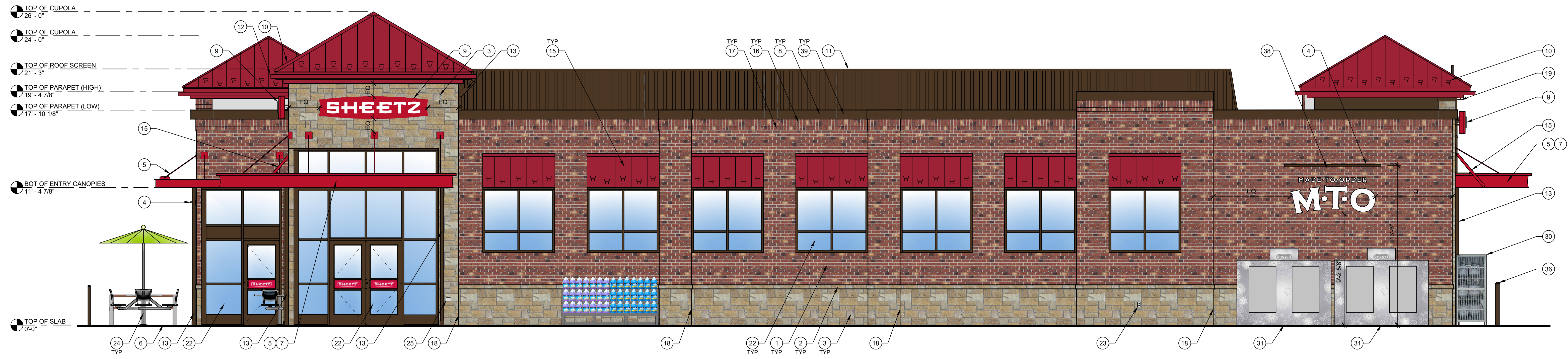
KEYPLAN

ISSUE: **08.14.2024**
SITE ID NO: 214556
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6132L_v1.6

EXTERIOR
ELEVATIONS

A200

PRELIMINARY ELEVATIONS



1 FUELING CANOPY SIDE
1/4" = 1'-0"

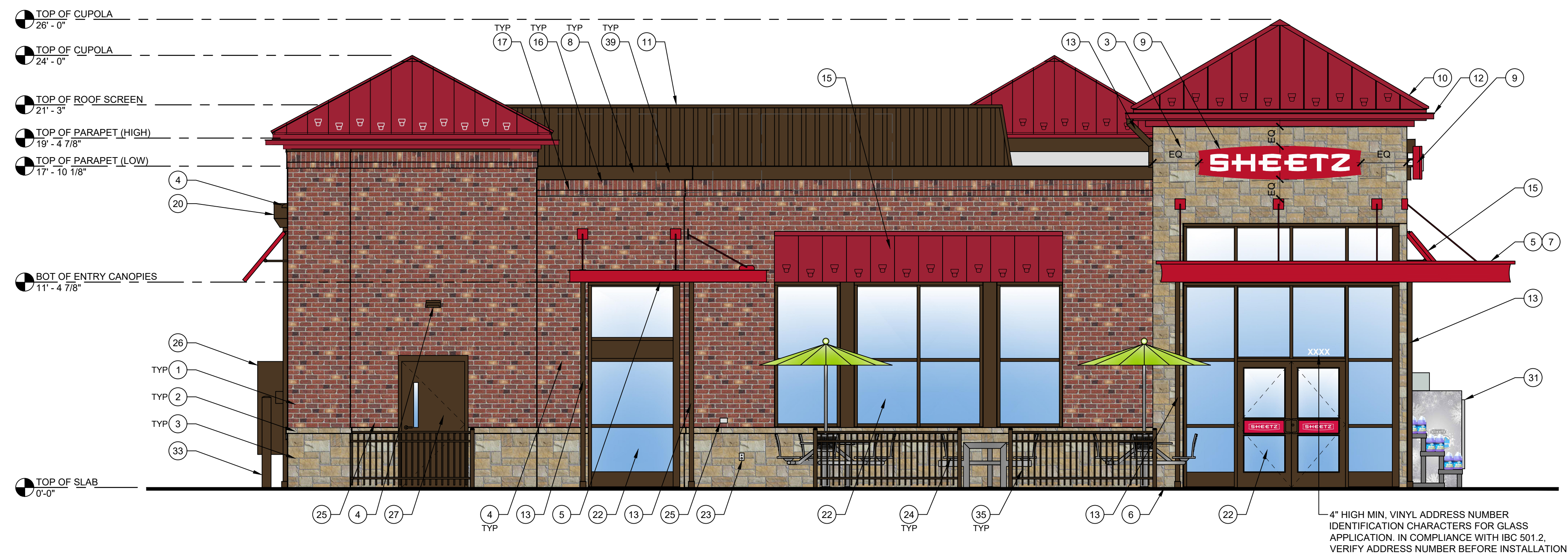
- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
 - FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
 - EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN. SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR: DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.

FIRST FLOOR GLAZING CALCULATION (2 TO 8)		
FUELING CANOPY SIDE = 626 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	196.10	31.33%
FALX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	196.10	31.33%

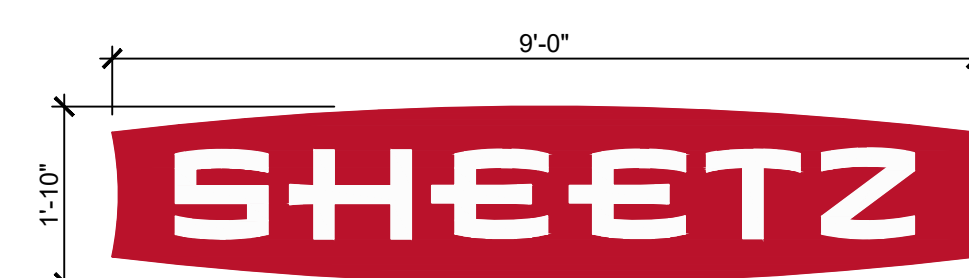
TOTAL GLAZING CALCULATION		
FUELING CANOPY SIDE = 1,842 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	465.10	25.23%
FALX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	465.10	25.23%



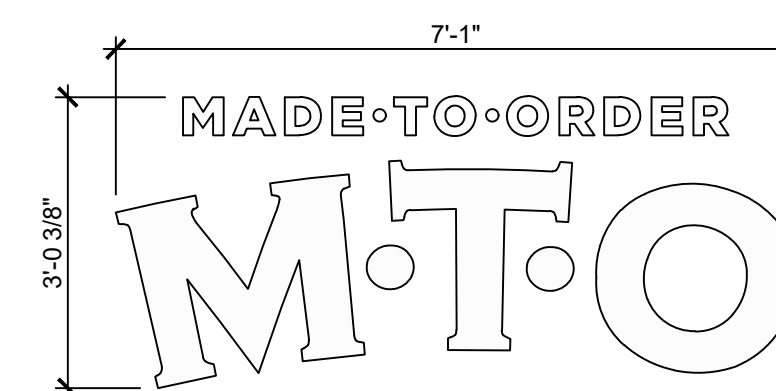
2 SOUTH HEWITT SIDE
1/4" = 1'-0"

FIRST FLOOR GLAZING CALCULATION (2 TO 8)		
SOUTH HEWITT SIDE = 496 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	198.73	40.07%
FALX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	198.73	40.07%

TOTAL GLAZING CALCULATION		
SOUTH HEWITT SIDE = 1,109 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	352.44	31.76%
FALX WINDOW GLAZING	N/A	N/A
TOTAL GLAZING	352.44	31.76%



OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF FOUR
PROJECTS 0" OFF FACE OF BUILDING



OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"

PROJECT NAME:
NEW SHEETZ STORE

**YPSILANTI
S. HEWITT ROAD**

Int. of South Hewitt Road
and Michigan Avenue
Ypsilanti, MI

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: **08.14.2024**
SITE ID NO: 214556
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EXTERIOR
ELEVATIONS

A201

PRELIMINARY ELEVATIONS



3 MICHIGAN AVENUE SIDE
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

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FIRST FLOOR GLAZING CALCULATION (2' TO 8')

DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	56.62	8.93%
FAUX WINDOW GLAZING	112.34	17.87%
TOTAL GLAZING	168.96	26.80%

TOTAL GLAZING CALCULATION

DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING	106.13	5.61%
FAUX WINDOW GLAZING	158.38	28.82%
TOTAL GLAZING	424.50	22.42%



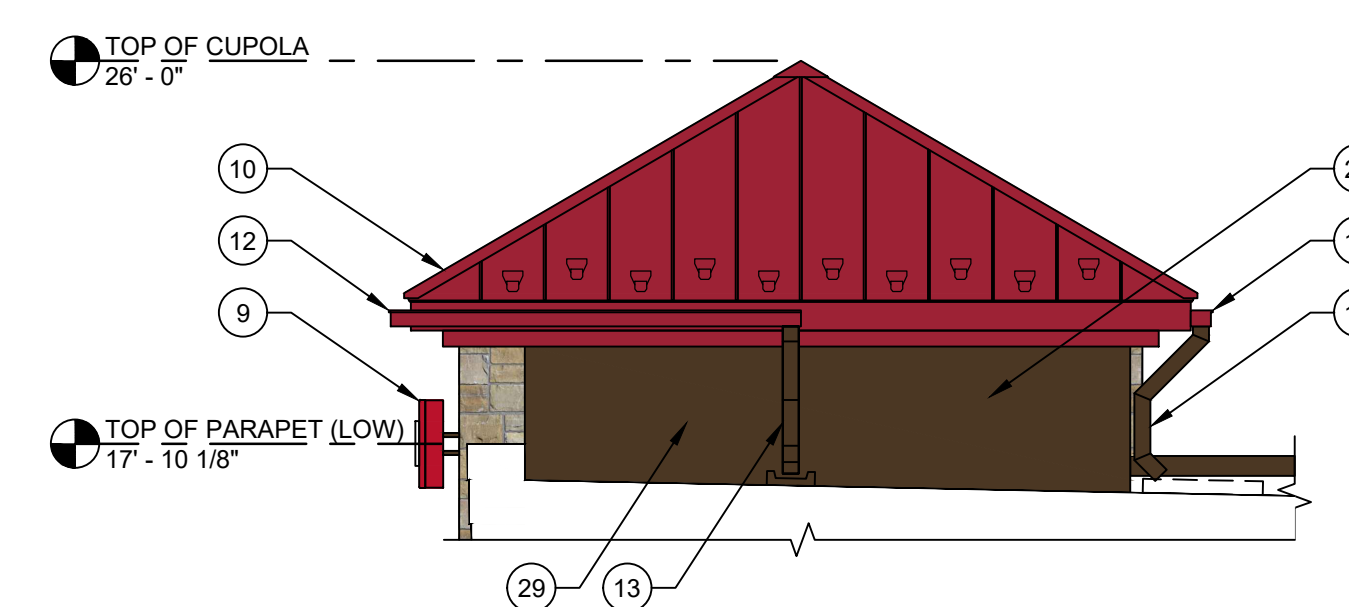
4 EAST DRIVEWAY SIDE
1/4" = 1'-0"

FIRST FLOOR GLAZING CALCULATION (2' TO 8')

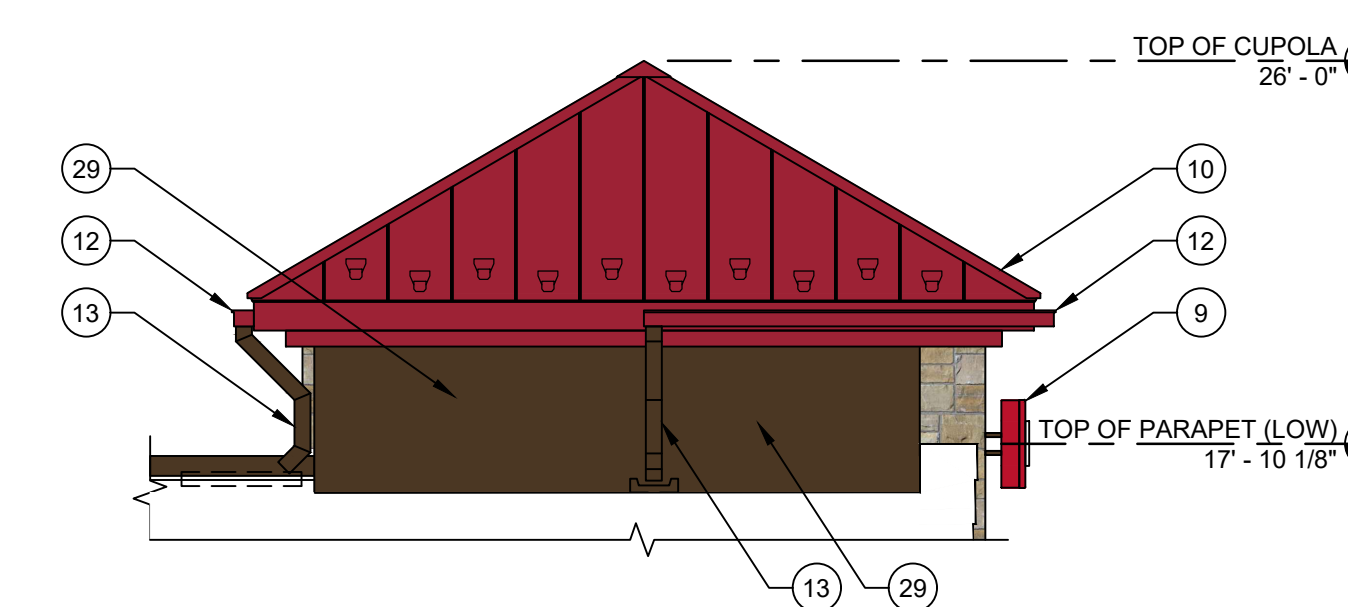
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING BETWEEN	54.95	11.02%
FAUX WINDOW GLAZING	26.01	5.02%
TOTAL GLAZING	80.95	16.05%

TOTAL GLAZING CALCULATION

DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
TRANSPARENT GLAZING BETWEEN	128.53	11.58%
FAUX WINDOW GLAZING	53.96	4.98%
TOTAL GLAZING	182.49	16.56%



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"