

**CHARTER TOWNSHIP OF YPSILANTI**  
**ZONING BOARD OF APPEALS**  
**Wednesday, June 4, 2025**  
**6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Stan Eldridge  
Edward Burnett

David Marshell (Arrived at 6:34 pm)

**STAFF AND CONSULTANTS**

Sally Elmiger - Carlisle Wortman

- **CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Ms. El-Assadi called the meeting to order at 6:32 p.m. Ms. El-Assadi completed the roll call and confirmed a quorum was established.

- **APPROVAL OF AGENDA**

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

- **APPROVAL OF APRIL 2, 2025, REGULAR MEETING MINUTES**

**MOTION:** Mr. Eldridge **MOVED** to approve April 2, 2025, Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

- **PUBLIC HEARING**

**Applicant:** Michael Zehnder

**Location:** 5655 Munger Road, Ypsilanti, MI 48197

**Parcel ID:** K-11-19-300-040

**Request: Article 8 – Sec. 802: Accessory Buildings and Accessory Uses:** Request for variance to the frontage requirements for pole barns.

Sally Elmiger informed the Zoning Board that the planning staff had prepared a review of the proposal and had considered the application to have met all the criteria in the ordinance for the variance. The proposal requires one variance for the installation of a pole barn. The placing of the pole on this property in the district would require a lot frontage, which is the distance of the lot along the road (150 feet). Since the lot is flag-shaped, there is practical difficulty that arises from the proposal. The property is 2.7 acres and is considered a rural area.

The planning staff has considered the following:

- This variance would give the applicant the same substantial property rights possessed by other properties.
- The proposed pole barn will not be harmful to the nature or essential character of the area.
- The proposed pole barn stated on the application is over 120 feet from the nearest house and is not visible from the road.
- This variance request is not created by the applicant. The flag-shaped lot was created many years ago, and the applicant had recently purchased the parcel.
- This is the minimum variance necessary to allow the applicant to have the same right to a pole barn similar to the neighboring residents.
- The proposal has met all the criteria and requirements of the ordinance.

The applicant Michael Zehnder (also representing his wife Allison) informed the ZBA that the proposal was to install a pole barn to store a tractor and a zero-turn mower that would be used to maintain the property.

**PUBLIC HEARING OPENED AT 6:37 PM**

(Hearing no comments)

**PUBLIC HEARING CLOSED AT 6:38 PM**

**MOTION:** Mr. Elridge **MOVED** to approve the variance request at 5655 Munger Road, Ypsilanti, MI 48197; Parcel ID K-11-19-300-040 to the frontage requirement of Sec. 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 30 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals application dated May 5, 2025.

Granting of the requested variance meets the criteria for a non-use variance in Section 1704, subsection two, paragraph D of the zoning ordinance, specifically, the approval is based on the following findings:

1. There are exceptional or extraordinary circumstances applying to this property that do not generally apply to other properties in the district. The flag-shaped lot with only 30 feet of frontage presents a unique challenge that limits the development potential under the current ordinance.
2. The variance is necessary for the preservation of a substantial property right allowing the applicant to construct a pole barn similar to other larger rural residential parcels in the district that meet the frontage requirements.
3. The variance will not be a substantial detriment to adjacent properties and will not materially impair the purposes of the ordinance or the public interest. The pole barn will comply with all other ordinance requirements, including setbacks, height and location in the rear yard, ensuring it does not alter the essential character of the area.
4. The need for the variance is not self-created, as the narrow frontage and flag-shaped layout of the lot were preexisting conditions that limited compliance with the frontage requirement.
5. The variance is the minimum necessary to allow the applicant to construct the pole barn on the property while complying with all other zoning requirements.

**This motion is further made with the following conditions:**

- The applicant shall obtain the required building permits and applicable trade permits for the construction of the pole barn.

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

**Roll Call Vote:** Ms. Elizabeth El-Assadi (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Mr. Burnett (Yes).

**MOTION PASSED.**

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

- **PLANNING DEPARTMENT REPORT**

None to Report.

- **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**

None to Report.

- **ADJOURNMENT**

**MOTION:** Mr. Eldridge **MOVED** to adjourn at 6:42 p.m. The **MOTION** was **SECONDED** by Mr. Marshall and **PASSED** by unanimous consent.

---

**Respectfully submitted by Minutes Services**