



ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday September 2, 2026
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.info@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 June 3rd, 2026 Zoning Board of Appeals Meeting Minutes
5. Public Hearing

Applicant: Chuck Tombeau

Location: 1555 E Michigan Avenue, Ypsilanti, MI 48198

Parcel ID: K-11-02-390-023

Case Number: PZBA26-0005

Request: Article 11, 1101.6 – Detached Single-Family Dwelling Units –

Requested for administrative appeal regarding front façade and architectural feature requirements.

6. New Business
7. Old Business

Applicant: Brian Burkett – Aspire Architecture (Douglass Lampe)

Location: 1680 Grove Road, Ypsilanti, MI 48198

Parcel ID: K-11-14-300-006

Case Number: PZA26-0001

Request: Articles 4, 14, and 16 for the following five (5) variances;

1. Height Variance (29.4') – *Approved by ZBA 5/6/2026*
2. Number of stories (3) – *(Applicant is reducing to 2.5 stories)*
3. Expansion of a nonconformity (principal structure within 100' of Ford Lake/Natural Feature Setback)
4. New Accessory structure building within 100' of Ford Lake/Natural Feature Setback - *(Variance withdrawn)*
5. Grading into the 50' no disturbance setback *(plans for patio expansion and encroachment into 100' Lake/Natural Feature Setback have been removed)*

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



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

Trustees
John Newman II
Gloria Peterson
Karen Lovejoy Roe
LaResha Thornton

8. 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
9. Any other business that may come before the Zoning Board of Appeals
10. Adjournment – Next scheduled meeting is October 7th, 2026