



**CITY OF YPSILANTI
PLANNING COMMISSION MEETING
APPROVED MINUTES**

**Wednesday, January 21st, 2026 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197**

I. Call to Order | 7:03 PM

II. Roll Call

Brian Jones-Chance, Chair – Present
Matt Dunwoodie, Vice-Chair – Excused Absence
Mike Davis Jr. – Present
Phil Hollifield – Excused Absence
Amanda Smith – Excused Absence
Carl Schier – Present
Michelle Marin – Present
Greg Woodring – Present
Ingrid Lao - Present

*Motion to excuse the absence of Commissioners Dunwoodie, Hollifield, & Smith.
--Moved by Woodring. Seconded by Davis Jr. Yays – 6, Nays – 0, motion carries*

III. Agenda Approval

January 21st, 2026, Agenda

*Motion to amend the agenda to include a discussion of Section 122-708 under New
Business.
--Moved by Davis Jr. Seconded by Marin. Yays – 6, Nays – 0, motion carries*

IV. Approval of Minutes

December 17th, 2025, Planning Commission Draft Minutes.

*Motion to approve the December 17th, 2025, draft minutes as presented.
--Approved by Commissioner Jones-Chance. Yays – 6, Nays – 0, motion carries*

V. Public Comments

Motion to open public comments to the Planning Commission.

--Moved by Woodring. Seconded by Davis Jr. Yays – 6, Nays – 0, motion carries

1 member of the public spoke.

Motion to close public comments to the Planning Commission.

--Moved by Woodring. Seconded by Marin. Yays – 6, Nays – 0, motion carries

VI. Committee Reports

Non-Motorized Advisory Committee (NMAC) - Commissioner Davis Jr. discussed the contents of the Non-Motorized Advisory Committee's most recent meeting.

VII. Presentations - None

VIII. Public Hearing Items

A. 11 S. Grove | Group Childcare Home | SLU SPR

Staff provided a report on the application for the Commission.

Motion to open the public hearing to the Planning Commission.

--Moved by Woodring. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Staff read 1 public comment into the record.

Motion to close the public hearing to the Planning Commission.

--Moved by Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

Site Plan Motion

Motion to approve with conditions the site plan for the group childcare home at 11 S. Grove Street, with the following findings and conditions:

Findings:

1. The application substantially complies with Sections 122-309 and 122-311.

Conditions:

1. The applicant shall install 1 bike hoop to accommodate 2 bikes.

2. The outdoor play area shall be relocated to the rear yard that is screened in compliance with Section 122-521 for *administrative review and approval.*

--Moved by Marin. Seconded by Davis Jr. Yays – 6, Nays – 0, motion carries

*Commissioner Marin amended her motion to allow for administrative review of the relocation for the outdoor play area.

-- Amendment accepted by Commissioner Davis Jr.

Brian Jones-Chance, Chair – Approve

Mike Davis Jr. – Approve

Carl Schier – Approve

Michelle Marin – Approve

Greg Woodring – Approve

Ingrid Lao - Approve

Special Land Use Motion

Motion to approve with conditions the special land use for the group childcare home at 11 S. Grove Street, with the following findings and conditions:

Findings:

1. The application substantially complies with Sections 122-324 and 122-326.

Conditions:

1. The outdoor play area shall be relocated to the rear *or side* yard that is screened in compliance with Section 122-521 for *administrative review and approval.
2. The special use permit is subject to site plan approval.

--Moved by Davis Jr. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

*Commissioner Davis Jr. amended his motion to allow the outdoor play area to be relocated in the rear and side yard.

-- Amendment accepted by Commissioner Woodring.

Brian Jones-Chance, Chair – Approve

Mike Davis Jr. – Approve

Carl Schier – Approve

Michelle Marin – Approve

Greg Woodring – Approve

Ingrid Lao - Approve

IX. Old Business

A. Zoning Text Amendment: Electronic Message Boards (EMBs) Revisited

Staff shared the city attorney's memo regarding the permissibility of regulating signage via "residential" vs. "nonresidential" in the same zoning district. The attorney had no concerns.

Motion to bring the zoning text amendment back to the Planning Commission for a public hearing.

--Moved by Woodring. Seconded by Lao. Yays – 6, Nays – 0, motion carries

**Note: The Planning Commission is not required to make a motion to request an ordinance text amendment be brought back for a public hearing. This motion was simply a formality.

B. Zoning Text Amendment: Walk-Up Windows

Staff shared that minimal changes were made to address the Planning Commission's comments from last month. The Planning Commission requested that staff bring this amendment back for a public hearing next month.

C. Zoning Text Amendment: Harm Reduction

Staff shared the proposed changes made to the harm reduction ordinance. The Planning Commission felt as though the ordinance did not reflect their comments and requests from last month. Staff to bring revisions next month.

D. Zoning Text Amendment: Levels of Review

Staff shared minor changes proposed to the Levels of Review table. The Planning Commission requested that staff bring this amendment back for a public hearing next month.

X. New Business

A. Discussion of Section 122-708. Revisions of Approved Plans for PUDs

Staff shared concerns about the rigidity and burdens of requiring the Planning Commission to review minor changes to the approved plans for PUDs. The Planning Commission requested that staff provide example ordinances of what defines a minor change in neighboring communities. Further discussion to occur next month.

B. 218 N. Adams | EV Arc Charging Stations | Adaptive Reuse PUD Amendment

Staff shared the changes that occurred on this site at 218 N. Adams and reiterated concerns regarding the onerous requirements for minor changes to PUDs, as the installation of solar-powered EV charging stations meets the goals and intent of the Master Plan and Zoning Ordinance.

PUD Amendment Motion

Motion to approve the amendment to the Adaptive Reuse Planned Unit Development for the installation of 4 EV Arc Charging Stations at 218 N. Adams, with the following findings:

Findings:

1. The application substantially complies with Sections 122-309, 122-311, and 122-708

--Moved by Davis Jr. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Brian Jones-Chance, Chair – Approve

Mike Davis Jr. – Approve

Carl Schier – Approve

Michelle Marin – Approve

Greg Woodring – Approve

Ingrid Lao - Approve

C. Zoning Text Amendment: Arts & Crafts

Staff shared the zoning text amendment application to define different art uses and permit them in all additional zoning districts. Per the request, staff recommend against defining a plethora of art-related uses, citing concerns of rigidity; instead, staff recommended making minor changes to the arts & crafts studio definition, and permitting them as a special land use in the CN-Mid zoning district.

The Planning Commission agreed with staff's proposal, and the text amendment will be brought back next month for a public hearing.

D. Planning Commission Draft End-Of-Year Report

Staff shared the Planning Commission's End-of-Year Report. The Planning Commission requested that it be sent to the City Council for review.

XI. Public Comments

Motion to open public comments to the Planning Commission.

--Moved by Davis Jr. Seconded by Marin. Yays – 6, Nays – 0, motion carries

Commissioner Davis Jr. spoke; no other members of the public spoke.

Motion to close public comments to the Planning Commission.

--Moved by Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries

XII. Adjournment | 8:33 PM

Motion to adjourn.

-Moved by Commissioner Jones-Chance. Yays – 6, Nays – 0, motion carries