

ACTION MINUTES
Planning Commission
Wednesday, April 20, 2022 – 6:00 P.M.
City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

Motion to approve the agenda as presented.

Offered By: Hollifield; Seconded By: Donnelly

Approved: Yes – 8; No – 0

III. Approval of Minutes

- March 2022 Meeting Minutes
 - Motion to approve the March 2022 meeting minutes.
 - Offered By: Hollifield; Seconded By: Donnelly**
 - Approved: Yes – 8; No – 0**

IV. Audience Participation

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.
Please limit to three minutes.*

Motion to open audience participation.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 8; No – 0

Motion to close audience participation.

Offered By: Hollifield; Seconded By: Donnelly

Approved: Yes – 8; No – 0

V. Committee Reports

- Non-motorized Advisory Committee
 - April Meeting Minutes
- Motion to appoint Jenny Rose Ryan as Non-motorized Advisory Committee member.
- Offered By: Donnelly; Seconded By: Hollifield**
- Approved: Yes – 8; No – 0**

VI. Presentations and Public Hearing Items

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St
 - *Public Hearing*

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Davis Jr
Approved: Yes – 8; No – 0

Five members of the public spoke.

Motion to close public hearing.

Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 8; No – 0

Motion to postpone the Planned Unit Development application to the May Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting.

*Friendly amendment offered by Commissioner Arthur that the motion be amended to postpone the Planned Unit Development application to the May or June Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting. **Friendly amendment accepted by Commissioner Davis Jr.**

Offered By: Davis Jr; Seconded By: Arthur
Approved: Yes – 5; No – 3 (Donnelly, Dunwoodie, Schier)
Motion carried.

Note: Commissioner Arthur left the meeting.

- Special Use Permit and Limited Site Plan Review: HVAC Skilled Trade Office Use at 340 Ecorse Rd
 - *Public Hearing*

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to close public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Special Use Permit at 340 Ecorse Rd with the following findings and conditions:

Finding: The application is substantially in compliance with §122-324(b). This specific use also requires compliance with §122-539(a)-(d).

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Any fabrication, repair, cleaning, or other processing of goods must conform to fire and building code.
3. Those areas of the ground floor that face upon or are visible from adjacent streets must be used only for entrances, offices, sales, or display.
4. There must be no outside storage of materials or goods of any kind.
5. Storage of commercial vehicles inside the building is permitted pursuant to building and fire code.

Offered By: Davis Jr; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Limited Site Plan at 340 Ecorse Rd with the following findings and conditions:

Finding: The application substantially complies with §122-311.

Conditions:

1. Four parking space proposed in front of building will need review and approval by the Department of Public Services.
2. Applicant shall ensure all parking spaces are at least 9' by 18', except for the ADA

- parking space. Applicant shall make at least one parking space ADA compliant.
3. Applicant shall install planters, fencing, curbing, or a similar barrier where the south parking lot meets the sidewalk along the front of the building so that vehicles cannot cross the front sidewalk.
 4. Applicant shall submit a lighting plan conforming with the provisions of 122-609 if business is to be operated during night hours and such lighting fixtures shall be dark sky compliant.
 5. Applicant shall screen trash storage area with an enclosure conforming with §122-608f.
 6. Applicant shall screen the west property line from the adjoining residential property.
 7. Applicant shall repair all existing sidewalks where needed, and repair the crosswalk ramp.

Offered By: Davis Jr; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

- Special Use Permit and Site Plan Review: Marijuana Retailer Use at 1420 Washtenaw Ave
 - *Public Hearing*

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to close public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Special Use Permit for marijuana retailer use at 1420 Washtenaw Ave with the following findings and conditions:

Findings:

1. The application is substantially in compliance with §122-324(b).
2. Per the proposed parcel split and site plan Sheet S1, the Special Use Permit is granted to the resultant eastern lot and new building. A special use permit is not granted to the western lot and existing 1420 Washtenaw Ave convenience store building.

Conditions:

1. The Special Use Permit approval shall be subject to approval of site plan.
2. Gas station use shall cease to exist in order to accommodate marijuana retailer use, and the gas pumps and tanks shall be capped or removed in accordance with State regulations.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to approve the Site Plan for 1420 Washtenaw Ave with the following findings and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.
2. Planning Commission determines lack of formal loading space on eastern lot to be sufficient, in accordance with §122-694, with the finding that there will not be large semi-trucks conducting loading/unloading with this use.

Conditions:

1. Applicant shall fully execute the parcel split prior to any construction and certificates of occupancy.
2. Site plans shall undergo detailed engineering review.
3. Glazing shall be clear glass that is transparent inside and outside. Interior floor plan design and interior barriers should be provided to accommodate State of Michigan MRA's rules.

4. Applicant shall repave or repair alley, and such work shall be reviewed by the City Engineer.
5. Joint access easement between the two parcels should be recorded.
6. Dumpster access easement between the two parcels should be recorded.
7. Applicant shall confirm plantings within traffic visibility triangles will be less than 30" tall.
8. Applicant shall confirm landscaping plantings on the east side of parking lot will account for at least 80% opacity and 3'-4' height.
9. Applicant shall designate the four northern-most parking spaces near the alley for employees only.
10. Applicant shall provide tree protection plan for trees being preserved.
11. Landscape plan's species list shall be approved administratively to ensure no plantings are invasive species and are hardy to Washtenaw County.

Offered By: Simmons; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

- Zoning Ordinance Text Amendment: Child Care Center as Permissible Use in CN-SF, CN-Mid, and CN Zoning Districts

- *Public Hearing*

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

One member of the public spoke.

Motion to close public hearing.

Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to recommend approval of the proposed text amendment to Chapter 122: Section 122-441 to City Council, with the following condition and findings:

Condition: The Specific Regulations column shall reference Section 122-521.

Findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan;
2. The rezoning is consistent with description and purpose of the proposed district;
3. The proposed amendment is consistent with the intent of this Zoning Ordinance;
4. The proposed amendment will enhance the character of the future development in the City;
5. The proposed amendment will enhance the natural features and environmental sustainability of the City;
6. The proposed amendment will address a community need in physical or economic conditions or development practices.

Offered By: Davis Jr; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

- Zoning Ordinance Text Amendment: Research & Development and Similar Uses as Permissible Uses in Center Zoning District

- *Public Hearing*

Motion to open public hearing.

Offered By: Donnelly; Seconded By: Hollifield
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to close public hearing.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

Motion to recommend approval of the proposed text amendment to Sections 122-203, 122-446, and Article V Division 1, to City Council, with the following condition and findings:

Conditions:

1. The text amendment recommended to City Council is to be revised based on Scenario 2 of the staff report.
2. Text amendment be revised to strike line-item #4 of the proposed specific standards for certain uses.
3. Text amendment be revised to add autonomous vehicles under the Research & Development definition.

Findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan;
2. The proposed amendment is consistent with the intent of the Zoning Ordinance;
3. The proposed amendment will enhance the character of the future development in the City;
4. The proposed amendment will enhance the natural features and environmental sustainability of the City;
5. The proposed amendment will address a community need in physical or economic conditions or development practices.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 6; No – 1 (Schier); Absent – 1 (Arthur)

Motion carried.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Motion to adjourn.

Offered By: Hollifield; Seconded By: Bettis

Approved: Yes – 7; No – 0; Absent – 1 (Arthur)