

**ACTION MINUTES**  
**Planning Commission**  
**Wednesday, May 18, 2022 – 7:00 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	A
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	A
Phil Hollifield	P
Carl Schier	P

Motion to excuse Commissioners Donnelly and Simmons.

**Offered By: Hollifield; Seconded By: Bettis**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

Motion to amend the agenda to move the Non-motorized Advisory Committee report after Presentations and Public Hearings.

**Offered By: Davis Jr.; Seconded By: Hollifield**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

**III. Approval of Minutes**

- April 2022 Meeting Minutes
  - Motion to approve the April 2022 meeting minutes.
  - Offered By: Davis Jr.; Seconded By: Hollifield**
  - Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

**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: Bettis; Seconded By: Hollifield**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

11 members of the public participated.

Motion to close audience participation.

**Offered By: Bettis; Seconded By: Hollifield**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

**V. Presentations and Public Hearing Items**

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St
  - (POSTPONED from April 20, 2022 meeting)
    - Motion to recommend City Council approve the Site Condominium Planned Unit Development at 220 N Park with the following findings, departures, and conditions:  
Findings:
      1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of the staff report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public right-of-way easement for public use.
3. Lighting plan shall be provided for administrative approval.
4. There shall be ADA compliant curb-ramps at High St and Park St facing west as well as Grove St and Locust St facing east.
5. There shall be marked high emphasis crossings at the pocket park internal in the site, as well as across the driveway aprons, across High St, and across Grove St.

Friendly amendment offered by Commissioner Dunwoodie that the internal crossing be located at 5-00 noted on the site plan. Friendly amendment accepted by Commissioner Davis Jr.

**Offered By: Davis Jr.; Seconded By: Arthur**

**Approved: Yes – 5; No – 1 (Schier); Absent – 2 (Donnelly, Simmons)**

**Motion Carried.**

- Planned Unit Development: Financial Services Use at 611 W Cross St

- *Public Hearing*

Motion to open the public hearing.

**Offered By: Hollifield; Seconded By: Bettis**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

Motion to close the public hearing.

**Offered By: Hollifield; Seconded By: Arthur**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

Motion to recommend City Council approve the Planned Unit Development at 611 W Cross with the following findings, departures, conditions, and waiver:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, and 122-706.

Departures:

1. Planning Commission approves the departures listed in Figure 4 of the staff report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Lighting plan shall be provided for administrative approval.
3. There shall be a minimum of 10 bicycle parking spaces.
4. "No idling" signage shall be provided at each ATM/ITM space.
5. Vegetative screening in compliance with zoning ordinance standards shall be provided along southern adjoining property.
6. The southernmost ATM/ITM be removed.
7. There be high visibility crosswalk markings added at the College Place driveway apron.

Waiver:

1. Planning Commission waives the 10 feet parking lot setback requirement for parking lot adjoining residential properties.

**Offered By: Davis Jr.; Seconded By: Hollifield**

**Approved: Yes – 5; No – 1 (Schier); Absent – 2 (Donnelly, Simmons)**

**Motion Carried.**

## **VI. Committee Reports**

- Non-motorized Advisory Committee
  - May Meeting Minutes

## **VII. Old Business**

**VIII. New Business**

**IX. Future Business Discussion / Updates**

**X. Adjournment**

Motion to adjourn at 10:35 pm.

**Offered By: Davis Jr.; Seconded By: Bettis**

**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**