

APPROVED MEETING MINUTES
Planning Commission
Wednesday, January 19, 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	A – Excused
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	A – Excused
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

Motion to excuse absences for Commissioners Dunwoodie and Davis Jr.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

III. Approval of Minutes

- December 2021 Meeting

Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

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 the audience participation

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

None.

Motion to close the audience participation

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

V. Committee Reports

- Non-motorized Advisory Committee -no report due to no recent meeting.

Note: Staff notified the Commission that public notices were published and sent for the W Clark Road development, but the applicant pulled from this agenda in writing. They are expected to return at the February meeting.

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendments: Bug-fixes

Staff presented the changes requested in the Zoning Ordinance. The commission discussed updating fence heights to four feet in 122-452(b). Conversation ensued on buffer distances described in §122-538. Commissioner Donnelly requested GIS maps with buffers as a visual.

- *Public Hearing*

Motion to open the public hearing.

**Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)**

None.

Motion to close the public hearing.

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)**

Motion that the Planning Commission **approve** the proposed text amendments to Chapter 122 sections 122-203, 122-416, 122-452, 122-518, 122-538, and 122-685, with the following condition:

- (1) To change the total width of Two Tiers of Spaces Plus Maneuvering Lane to 28 feet one-way, and 30 feet two-way in Section 122-685(e).

And with the following 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 this Zoning Ordinance;
- (3) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;
- (4) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
- (5) The proposed amendment will enhance the natural features and environmental sustainability of the City;
- (6) The proposed amendment will protect the health, safety, and general welfare of the public;
- (7) The proposed amendment is needed to correct an error or omission in the original text;
- (8) The proposed amendment will address a community need in physical or economic conditions or development practices;
- (9) The proposed amendment will not result in the creation of significant nonconformities in the City;

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)**

VII. Old Business

VIII. New Business

- 2021 Annual Report

The Commission reviewed the annual report.

Motion to approve as presented and recommend for City Council review.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)

IX. Future Business Discussion / Updates

Clark Rd. Development CBO Meeting will be held at the Freighthouse on February 7th. Staff invited all commissioners to attend.

X. Adjournment

Motion to adjourn at 7:55pm

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Davis Jr, Dunwoodie)