

ACTION MINUTES
Planning Commission - Virtual Meeting
Wednesday, January 20, 2021 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation or during the Public Hearing, on the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, January 20.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Michael Simmons	P

III. Approval of Minutes

- December 16, 2020 Meeting
Motion to approve December 2020 minutes
Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 7; No – 0; Absent – 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.

V. Committee Reports

- Non-motorized Advisory Committee
 - Committee Reappointments
Motion to approve reappointment of Dylan Goings
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0

Motion to approve reappointment of Helen Schulte
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0

Motion to approve reappointment of Bob Krzewinski as Committee Chair
Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0
 - 2020 Annual Report
 - January 2021 Meeting Minutes

VI. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendments
 - *Public Hearing*
Motion to open public hearing
Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0

Staff shared an emailed public comment.

Motion to close public hearing

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0**

Planning Commission revised the proposed amendments in the following manner:

- Section 122-531(a): Planning Commission added the parenthetical "(except when properly permitted as family day care homes, group day care homes, adult foster care family homes, and adult foster care small group homes)" after "day care centers"
- Section 122-682(c): Planning Commission added the following sentence after the amendment sentence "The City Planner may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods."

Motion to recommend approval of the proposed text amendments to Chapter 122 sections 122-422, 122-483, 122-531, and 122-682, as revised, 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 Talaga; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0**

VII. Old Business

VIII. New Business

- 2020 Planning Commission Annual Report
Motion to approve the 2020 Planning Commission Annual Report

**Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0**

IX. Future Business Discussion / Updates

- Distribution of Draft Master Plan Update

X. Adjournment

Motion to adjourn

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0**