

**Approved Meeting Minutes
Planning Commission
Wednesday, February 16, 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	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

III. Approval of Minutes

- January 2022 Meeting
Motion to approve the January 2022 meeting minutes.
Offered By: Commissioner Davis Jr; Seconded By: Hollifield
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: Commissioner Hollifield; Seconded By: Simmons
Approved: Yes – 8; No – 0

No one spoke.

Motion to close audience participation.

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

V. Committee Reports

- Non-motorized Advisory Committee - All non-essential committee meetings were prohibited through February due to the Covid variant surge. No meeting was held.

VI. Presentations and Public Hearing Items

- Planned Unit Development – 845 & 945 W Clark Road
Staff presentation by City Planner Andy Aamodt. Staff also explained the CBO process. He reminded the commission that incentives and affordability are not in the purview of this commission.

If substantial changes happen outside of the approved site plan it would come back for review.

Commissioner Arthur asked for clarifications on Council processes. Can they cross out conditions made by the PC? Yes.

Kyle Brassler, applicant, and Brandon Chaney, engineer, were present for clarifications and questions.

The commission asked about the relation of the site locations to the river. There is a steep slope to river. The applicant is working on limiting the potential danger of residents coming too close to the slope.

- o *Public Hearing*

Motion to open the public hearing.

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

A letter from direct neighbors of the property, John and Sally Lusk, in opposition to the development was read to the Commission.

Motion to close the public hearing.

**Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly
Approved: Yes – 8; No – 0**

The commission discussed Departure #2 – The ability to build a sidewalk versus a condition for a fee in lieu, at length.

Commissioner Davis Jr. asked about tree fencing. A conversation ensued about conditioning river access as part of an approval.

Commissioner Davis Jr. does not want to see the development cut down what little trees are being saved.

Commissioner Dunwoodie addressed the dangerous slopes. There is a 1:1 incline.

Commissioner Donnelly questioned if a potential river path would be owned and maintained by the City and not be private. The commission discussed the 50-foot conservation easement from the river.

Commissioner Dunwoodie stated that the Commission put together a subcommittee for housing. We have been talking about the lack of housing in the city, specifically senior and affordable housing. We shouldn't get wrapped up on details like a sidewalk.

Commissioner Davis Jr. pointed out site plan issues. He believes there are ways to change the site plan to save parts of the woodland. The sustainability plan is also in the master plan, and that speaks about rezoning this parcel to save these woodlands.

Commissioner Davis Jr is advocating to thoughtfully use the 90 days for alterations of the site plan. We were given this to review on a Friday for review on Wednesday. He advocates for shrinking the parking area, shrinking the footprint, and a sensical pedestrian sidewalk plan.

Commissioner Davis Jr. also hopes the development remove wide swaths of grass in the plan. Why remove trees that have been here longer than all of us for grass? Why remove old growth trees to plant screening evergreens?

Commissioner Dunwoodie stated it is not appropriate for the Commission to ask the developer to comply with the ordinance to a lesser extent.

Commissioner Arthur spoke to a permeable path at the river.

Commissioner Bettis would support lower required parking if possible.

Commissioner Hollifield supports the site plan as is.

Commissioner Donnelly does not support adding conditions. The housing is beneficial.

The Commission and City Planner discussed that any type of requirements Planning Commission might add should have a tie to public benefits.

Commissioner Dunwoodie supports a fee in lieu be in place for the sidewalk. Staff suggested the sidewalk departure be turned into condition to ensure it will be done.

Motion to **approve** the Planned Unit Development at 845 & 945 W Clark Road with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and multiple family dwelling land use substantially complies with §122-311, 122-702, and 122-706.

Departures:

1. Departure 1: from the maximum lot area to room ratio requirement (§122-427(b)(2)).
2. Departure 2: from the minimum required parking spaces requirement (§122-691).

Conditions:

1. The applicant obtain land control for the Green Road extension.
2. Site plans shall undergo detailed engineering review.
3. The 50' public easement along river shall be recorded at Register of Deeds.
4. Applicant shall submit revised lighting plan for administrative approval.
5. Tree protection plan shall be provided to identify trees to remain for administrative review.
6. Tree and shrub list shall be further narrowed to identify exact trees and shrubs used for administrative review.
7. Foundation landscaping area shall be confirmed at least 4' in horizontal depth measured perpendicularly from the edge of the building.
8. Applicant shall provide a fee in lieu in place of a sidewalk along the full stretch of Green Road requirement in §122-672.

Friendly amendment offered by Commissioner Davis Jr that the following condition be added: the site plan shall be revised to have no more than 360 parking spaces as it is a public benefit under §122-706(e) and (f). **Friendly amendment rejected by Commissioner Simmons.**

Friendly amendment offered by Commissioner Dunwoodie to clarify that the motion is to recommend City Council approval of the Planned Unit Development. **Friendly amendment accepted by Commissioner Simmons.**

Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 1 (Davis Jr)
Motion Carried

Reason for Commissioner Davis Jr's opposition – The site plan does not comply with the Master Plan.

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

Andy Aamodt had marijuana-related updates for the Commission. The Commission generally agreed that if state law allows for co-location of specific uses, then the City should allow it if the ordinance is silent otherwise.

X. Adjournment

Motion to adjourn at 9:22pm.

Offered By: Commissioner Hollifield; Seconded By: Donnelly

Approved: Yes – 8; No – 0