



**CITY OF YPSILANTI  
PLANNING COMMISSION MEETING  
DRAFT MINUTES  
Wednesday, February 18<sup>th</sup>, 2026 @ 7:00 PM  
Council Chambers  
One South Huron, Ypsilanti, MI 48197**

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**I. Call to Order | 7:01 PM**

**II. Roll Call**

Brian Jones-Chance, Chair – Excused Absence  
Matt Dunwoodie, Vice-Chair – Present  
Mike Davis Jr. – Excused Absence  
Phil Hollifield – Present  
Amanda Smith – Present  
Carl Schier – Present  
Michelle Marin – Present  
Greg Woodring – Present  
Ingrid Lao - Excused Absence

*Motion to excuse the absence of Commissioners Jones-Chance, Davis Jr., and Lao.  
--Moved by Marin. Seconded by Smith. Yays – 6, Nays – 0, motion carries*

**III. Agenda Approval**

February 18<sup>th</sup>, 2026, Agenda

\*\*Staff requested that the Planning Commission discuss a zoning text amendment addressing data centers under new business.  
*--Amendment accepted by Commissioner Marin.*

*Motion to approve the amended agenda.  
--Moved by Marin. Seconded by Smith. Yays – 6, Nays – 0, motion carries*

**IV. Approval of Minutes**

January 21<sup>st</sup>, 2026, Planning Commission Draft Minutes.

*Motion to approve the January 21<sup>st</sup>, 2026, draft minutes as presented.*  
*--Moved by Hollifield. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

## **V. Public Comments**

*Motion to open public comments to the Planning Commission.*  
*--Moved by Hollifield. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public comments to the Planning Commission.*  
*--Moved by Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

## **VI. Committee Reports**

*Non-Motorized Advisory Committee (NMAC) – No update was provided.*

## **VII. Presentations - None**

## **VIII. Public Hearing Items**

### **A. Zoning Text Amendment: Arts & Crafts**

Staff shared the proposed amendments to the arts and crafts studio definition and the permissible use chart for the CN-Mid zoning district.

#### **Public Hearing:**

*Motion to open the public hearing to the Planning Commission.*  
*--Moved by Smith. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

4 members of the public spoke.

*Motion to close public hearing to the Planning Commission.*  
*--Moved by Hollifield. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

#### **Decision:**

*Motion to recommend City Council approve the proposed text amendment to Sections 122-203(A) and 122- 441, with the amendment as discussed in the*

*meeting, to include the text change of “art uses shall include, but are not limited to, the fine arts, performing arts, and visual arts, such as music, dance, film...” and with the following findings:*

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will not result in the creation of significant nonconformities in the City.

*--Moved by Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*

Matt Dunwoodie, Vice-Chair – Support

Phil Hollifield – Support

Amanda Smith – Support

Carl Schier – Support

Michelle Marin – Support

Greg Woodring – Support

## **B. Zoning Text Amendment: Electronic Message Boards (EMBs) Revisited**

Staff shared the proposed amendments to where EMBs are permitted, and additional site regulations for EMBs.

### **Public Hearing:**

*Motion to open the public hearing to the Planning Commission.*

*--Moved by Woodring. Seconded by Hollifield. Yays – 6, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public hearing to the Planning Commission.*

*--Moved by Marin. Seconded by Hollifield. Yays – 6, Nays – 0, motion carries*

### **Decision:**

*Motion to recommend City Council approve the proposed text amendment to Sections 122-203.u, 122-417.g, 122-422.d.2, 122-432.d.2, 122-462.d.2, and 122-665, with the following findings:*

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will address a community need in physical or economic conditions or development practices.
4. The proposed amendment will not result in the creation of significant nonconformities in the City.

***--Moved by Woodring. Seconded by Hollifield. Yays – 5, Nays – 1, motion carries***

Matt Dunwoodie, Vice-Chair – Support  
Phil Hollifield – Support  
Amanda Smith – Support  
Carl Schier – Support  
Michelle Marin – Oppose  
Greg Woodring – Support

### **C. Zoning Text Amendment: Walk-Up Windows**

Staff shared the proposed amendments that define accessibility requirements for walk-up windows and redefine curbside service.

#### **Public Hearing:**

***Motion to open the public hearing to the Planning Commission.***

***--Moved by Hollifield. Seconded by Woodring. Yays – 6, Nays – 0, motion carries***

One member of the public spoke.

***Motion to close public hearing to the Planning Commission.***

***--Moved by Smith. Seconded by Hollifield. Yays – 6, Nays – 0, motion carries***

#### **Decision:**

***Motion to recommend City Council approve the proposed text amendment to Sections 122-203, 122-446, 122-523, 122-537, 122-538, and 122-694, with the following findings:***

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will enhance the natural features and environmental sustainability of the City;
6. The proposed amendment will not result in the creation of significant nonconformities in the City.

***--Moved by Woodring. Seconded by Hollifield. Yays – 6, Nays – 0, motion carries***

Matt Dunwoodie, Vice-Chair – Support  
Phil Hollifield – Support  
Amanda Smith – Support  
Carl Schier – Support  
Michelle Marin – Support  
Greg Woodring – Support

#### **D. Zoning Text Amendment: Levels of Review**

Staff shared the proposed amendment to the *Levels of Review* chart.

##### **Public Hearing:**

***Motion to open the public hearing to the Planning Commission.***

***--Moved by Marin. Seconded by Hollifield. Yays – 6, Nays – 0, motion carries***

No members of the public spoke.

***Motion to close public hearing to the Planning Commission.***

***--Moved by Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries***

##### **Decision:**

***Motion to recommend City Council approve the proposed text amendment to Section 122-307(c)(3), with the following findings:***

1. The proposed amendment is consistent with the guiding values of the Master Plan; and

2. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
3. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
4. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
5. The proposed amendment will enhance the natural features and environmental sustainability of the City; and
6. The proposed amendment will protect the health, safety, and general welfare of the public; and
7. The proposed amendment will address a community need in physical or economic conditions or development practices; and
8. The proposed amendment will not result in the creation of significant nonconformities in the City.

***--Moved by Marin. Seconded by Smith. Yays – 6, Nays – 0, motion carries***

Matt Dunwoodie, Vice-Chair – Support

Phil Hollifield – Support

Amanda Smith – Support

Carl Schier – Support

Michelle Marin – Support

Greg Woodring – Support

## **E. 800 Railroad | Vehicle Storage Facility | SPR SLU**

### **Public Hearing:**

***Motion to open the public hearing to the Planning Commission.***

***--Moved by Hollifield. Seconded by Woodring. Yays – 6, Nays – 0, motion carries***

2 members of the public spoke.

***Motion to close public hearing to the Planning Commission.***

***--Moved by Smith. Seconded by Woodring. Yays – 6, Nays – 0, motion carries***

### **Special Land Use Decision:**

***Motion to deny the special land use permit for the proposed salvage vehicle impound law at 800 Railroad Street with the following findings:***

1. The proposed use is not permitted with a special use permit in the General Corridor zoning district.

2. The application does not substantially comply with Sections 122-324 and 122-326.

***--Moved by Marin. Seconded by Woodring. Yays – 4, Nays – 2, motion carries***

Matt Dunwoodie, Vice-Chair – Oppose

Phil Hollifield – Oppose

Amanda Smith – Support

Carl Schier – Support

Michelle Marin – Support

Greg Woodring – Support

**Site Plan Decision:**

***Motion to deny the site plan for the impound lot at 800 Railroad Street due to the special land use permit not being approved.***

***--Moved by Marin. Seconded by Smith. Yays – 4, Nays – 2, motion carries***

Matt Dunwoodie, Vice-Chair – Oppose

Phil Hollifield – Oppose

Amanda Smith – Support

Carl Schier – Support

Michelle Marin – Support

Greg Woodring – Support

*\*\*Commissioners Dunwoodie and Hollifield opposed the denial of both the special land use permit and site plan due to their disagreement of the proposed use being an impound lot.*

## **IX. Old Business**

### **A. Zoning Text Amendment: Harm Reduction**

Staff shared the updates made to the text amendment from last month's proposal. Minor changes will be made, and the Planning Commission will host a public hearing next month on the text amendment.

### **B. Zoning Text Amendment: Revision of Approved Plans**

Staff shared three different ordinances with the Planning Commission. Staff will present proposed text next month.

## **X. New Business**

### **A. Zoning Text Amendment: Data Centers**

Staff shared concerns about the lack of regulations the Zoning Ordinance establishes for data centers. Staff will propose text next month.

## **XI. Public Comments**

*Motion to open public comments to the Planning Commission.*

*--Moved by Smith. Seconded by Marin. Yays – 6, Nays – 0, motion carries*

No members of the public spoke.

*Motion to close public comments to the Planning Commission.*

*--Moved by Marin. Seconded by Smith. Yays – 6, Nays – 0, motion carries*

## **XII. Adjournment | 9:40 PM**

*Motion to adjourn.*

*-Moved by Commissioner Marin. Seconded by Woodring. Yays – 6, Nays – 0, motion carries*