

**MEETING MINUTES - APPROVED**  
**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 (7:09pm)**

**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)

Short presentation from City Staff. New changes/additions have been included since last month. Staff did not alter the staff review too much other than regarding the small changes. The applicant, Renovare, addressed concerns named in audience participation.

Commissioner Arthur pointed out that the developer said they would do everything they could do to make better public pedestrian friendly environment. People from the development will need to cross those streets.

There was a motion to table last month until a traffic study could be conducted. Commissioner Davis Jr. is pleased with all the information provided since the last meeting. He hopes that the developer add high visibility traffic and pedestrian signs. We should keep the city accountable for improving pedestrian walkways.

Commissioner Arthur asked about a raised crosswalk or high visibility crossings. He suggested a future business discussion regarding information required by developer for PUDs.

Regarding concerns about building so close to rail, Renovare did add a fence to the entire rail line. It will need HDC review.

Commissioners Davis Jr. and Arthur discussed accessible curb cuts at Park and High St. They suggested a pavement marking across Park St. and the city can do the rest. They discussed cross walks at both entrances. Davis Jr. suggests that the developer have two marked crosswalks in the internal site to facilitate movement to the pocket parks. Arthur supported this suggestion.

Commissioner Schier urged the commission to not keep delaying for crosswalks. Adding crosswalks where they are not required is unnecessary. There are thousands of standards the developers are adhering to.

Rachel Jackson, with the city engineering consultant OHM, answered questions from the Commission.

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.**

Reason for opposition: Commissioner Schier – Does not understand if asking for more crosswalks and markings are in accordance with the City's normal practices. Thinks that changing the city's

rules regarding crosswalks and markings is one thing, but departing from normal practices and conditioning more is not Planning Commission's role.

- Planned Unit Development: Financial Services Use at 611 W Cross St  
Staff presentation by the City Planner. He discussed why staff is not recommending approval. Staff is concerned about a vehicle centric design in this location.
  - *Public Hearing*  
Motion to open the public hearing.  
**Offered By: Hollifield; Seconded By: Bettis**  
**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**  
None.  
Motion to close the public hearing.  
**Offered By: Hollifield; Seconded By: Arthur**  
**Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)**

Commissioner Hollifield expressed concern about denying another business at this location. Applicant – EMUCU spoke.

Commissioner Schier asked if the applicant has data that shows if the bank would lose customers if they didn't have the drive through. In this era it makes sense to not encourage cars to idle. Commissioner Davis jr. asked about crosswalks, bike loops, and ATM/ITM accessibility for bicycles. The commission discussed the elevation of the proposed building and the existing building.

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

Commissioner Davis Jr. provided the update that the Committee wants to focus on zero traffic fatalities or serious injuries. They would like to see a resolution to confirm the goal. They are hoping for a subcommittee within the Nonmotorized Committee that focuses on Vision Zero.

Would the Planning Commission be interested in forming a new subcommittee? Planning Commission did not make a decision on forming any new subcommittees.

Commissioner Hollifield wondered if the Non-Motorized Committee can put together data on if air quality is improving as more electric vehicles are used.

**VII. Old Business**

**VIII. New Business**

**IX. Future Business Discussion / Updates**

- Planning Commission would like to know if study items are allowed on agendas, before a case gets a full review.
- Include traffic count information in future large PUD reviews.
- Provide a legal opinion on off-site community benefits for planning cases.

**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)**