



**CITY OF YPSILANTI
CITY COUNCIL MEETING
February 16, 2021 @ 7:00 pm
Zoom Meeting
<https://us02web.zoom.us/j/88937395430>
One South Huron, Ypsilanti, MI 48197
Amended 2-16-2021**

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. ORDINANCES FIRST READING

4 - 12

- A. Ordinance 1373, An Ordinance to Add Parks to the Street Name Ordinance by amending Ypsilanti City Code Chapter 94, Article VI, Section 94, Section 161 et seq.
1. Resolution No. 2021-024, determination
 2. Public Hearing
 3. Resolution No. 2021-025, close the public hearing.
- [Supporting Documents - Pdf](#)

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- B. Ordinance 1374, An Ordinance to amend City Code, Chapter 122, Zoning Periodic Update.
1. Resolution No. 2021-026, determination
 2. Public Hearing
 3. Resolution No. 2021-027, close the public hearing.
- [Supporting Documents - Pdf](#)

VI. CONSENT AGENDA

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- A. Resolution No. 2021-028, approving the Consent Agenda.
- [2021-028 - Pdf](#)

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- B. Resolution No. 2021-029, approving the minutes of February 2, 2021.
- [2021-029 - Pdf](#)

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- C. Resolution No. 2021-030, approving appointments to boards and commissions.
- [2021-030 - Pdf](#)

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

39 - 54

- A. Resolution No. 2021-031, approving the Poverty Exemption policy, guidelines, and application per PA 253 of 2020.

[2021-031 - Pdf](#)

- 55 - 69** B. Resolution No. 2021-032, authorizing city staff to partner with the Washtenaw Area Transportation Study to implement short term traffic calming improvements.
[2021-032 - Pdf](#)
- 70 - 95** C. Resolution No. 2021-033, approving the Small Cell Wireless Application 2021-001 for Verizon.
[2021-033 - Pdf](#)
- 96 - 97** D. Resolution No. 2021-034, approving the Black Lives Matter street mural for Washington St.
[2021-034 - Pdf](#)
- 98 - 100** E. Resolution No. 2021-035, requesting the Planning Commission reinsert recommendations relating to family occupancy caps/limits, visibility requirements, and corner lot duplexes into the master plan relating to housing affordability and accessibility. (Amended 2-16-2021)
[2021-035 - Pdf](#)
- 101 - 104** F. Discussion regarding traffic calming recommendations for Second St & Garland and Vinewood.
[Second-Memo](#)
[Garland-Memo](#)

VIII. LIAISON REPORTS

1. SEMCOG Update
2. Washtenaw Area Transportation Study
3. Urban County
4. Ypsilanti Downtown Development Authority
5. Friends of Rutherford Pool

IX. COUNCIL PROPOSED BUSINESS

X. COMMUNICATIONS FROM THE MAYOR

XI. COMMUNICATIONS FROM THE CITY MANAGER

- 105** A. Warming Center Update.
[Memo](#)
- 106 - 107** B. City Projects Update Memo
[Memo](#)

XII. COMMUNICATIONS

- 108 - 118** A. 2020 Planning Commission Annual Report

[Report](#)

- B. Michigan Municipal League Capital Conference 2021 Registration.
- C. Black History Month Program

XIII. ADJOURNMENT

119

- A. Resolution No. 2021-036, adjourning the City Council Meeting.
[2021-036 - Pdf](#)
- B. Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: John Barr
DATE: February 16, 2021
SUBJECT: Naming of Parks

DESCRIPTION:
Naming of Parks

SUMMARY:

Mr. Brian Jones-Chance recently mentioned at a City Council meeting that neighbors had approached him about naming a park in honor of a local citizen who had greatly benefited a park and other city property.

Presently there is a City ordinance for naming streets, but no ordinance covering the naming of parks. After review of the matter staff determined that the street name ordinance was an appropriate place to include naming of parks. Attached is a proposed amendment of the street name ordinance to include the naming of parks. The proposed ordinance includes an additional step for parks to refer the matter to the City Parks and Recreation Commission to review any request and make recommendations to City Council.

ATTACHMENTS: Proposed Ordinance

RECOMMENDED ACTION: Adoption of the street name ordinance to include parks

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-024
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, there is presently no City ordinance regarding the names or naming of parks, and

Whereas, City Council determines it in the best interest of the City to have a standard, stated procedure for the naming of parks, and

Whereas, there presently exists a City ordinance, 94-161, et seq. for naming streets, and

Whereas that ordinance is suitable to amend to include naming of parks,

NOW THEREFORE, the ordinance entitled "An ordinance to Add Parks to the Street Name Ordinance" is adopted on first reading.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-024



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1373**

An ordinance to Add Parks to the Street Name Ordinance

1. THE CITY OF YPSILANTI HEREBY ORDAINS that Article VI., Sections 94-161, et seq. be amended to read as follows:

• **ARTICLE VI. STREET AND PARK NAMES**

• **Sec. 94-161. - City council to control.**

The city council shall have the exclusive control of the name of all highways, streets, alleys, bridges and parks within the city.

(Code 1983, § 4.60)

• **Sec. 94-162. - Retention of existing names.**

(a)

The existing name of any such highway, street, alley, bridge or park shall not be changed without an ordinance adopted by the affirmative vote of seven of the authorized members of city council after a public hearing.

(b)

Such public hearing must be published once per week for two successive weeks prior to the public hearing in the official newspaper of the city.

(c)

The notice of public hearing must also be posted in not less than three places on the highway, street, alley, bridge or park affected.

(Code 1983, § 4.60(1))

• **Sec. 94-163. - Opportunity to be heard.**

All interested parties attending a public hearing regarding changing the name of any highway, street, alley, bridge or park shall be given a reasonable opportunity to be heard.

(Code 1983, § 4.60(2))

- **Sec. 94-164. - Change upon good cause shown.**

The name of any such highway, street, alley or bridge shall be changed only upon good cause shown. The name of any park shall be changed only after review and recommendation of the City Parks and Recreation Commission and upon good cause shown.

(Code 1983, § 4.60(3))

- **Sec. 94-165. - Petition to change name.**

A petition to change the name of any highway, street, alley, bridge or park may be instituted by resolution of a majority of city council present at a legally constituted meeting or by petition of any ten city electors, or 50 percent of the property owners or occupants of lands abutting such highway, street, alley, bridge or park.

The petition shall be referred by the City Clerk to the Parks and Recreation Commisison for review and recommendation and then go to the City Council for consideration.

(Code 1983, § 4.60(4))

- **Sec. 94-166. - Notice of public hearing.**

Notice of the public hearing of City Council shall be sent to all of the owners of property abutting such highway, street, alley, bridge or park as shown by the most recent city tax roll. Such notice shall be sent by first class mail, postage fully prepaid, addressed to the owner at the address shown on the tax rolls.

(Code 1983, § 4.60(5))

- **Sec. 94-167. - Notice to utility companies.**

Notice of the public hearing shall also be given to the Ypsilanti Community Utility Authority, Detroit Edison, Michigan Consolidated Gas Company, Michigan Bell Telephone Company, and any other utility company with an easement within the right-of-way of the highway, street, alley, bridge or park affected.

(Code 1983, § 4.60(6))

- **Sec. 94-168. - Factors of consideration.**

In considering the change of any name for a highway, street, alley, bridge or park within the city, the city council shall consider the following:

(1)

The historic nature of the names in question.

(2)

The wishes of the property owners.

(3)

The wishes of the public at large.

(4)

The existence of similar names within the area and the possibility of any confusion resulting from change of name.

(5)

Any possible costs or inconvenience caused by the change of name.

(6)

The benefit to the city by the change of name.

(7)

Honor to a worthy recipient by the change of name.

(8)

Any other factor which is relevant to the decision.

(Code 1983, § 4.60(7))

- **Sec. 94-169. - Recipients of name changes.**

Within 30 days of the successful passage of any ordinance changing the name of any highway, street, alley, bridge or park within the city, the city clerk shall send by first class mail postage fully prepaid a copy of such ordinance to the following:

(1)

Ypsilanti Community Utility Authority.

(2)

Detroit Edison Company.

(3)

Michigan Consolidated Gas Company.

(4)

United States Post Office.

(5)

The County of Washtenaw.

(Code 1983, § 4.60(8))

- **Sec. 94-170. - Recordation with county.**

Within 30 days of change of name of any such highway, street, alley, bridge or park within the city, the city clerk shall cause a certified copy of the ordinance to be recorded with the office of the county register of deeds.

(Code 1983, § 4.60(9))

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY
OF _____, 2021.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published according to
Section 11.13 of the City Charter on the _____ day of _____, 2021.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular
meeting of the City Council held on the _____ day of _____, 2021.

Andrew Hellenga, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____



Resolution No. 2021-025
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an ordinance entitled "An ordinance to Add Parks to the Street Name Ordinance" be officially closed.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
16 day of February 2021

#Resolution No. 2021-025



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Andy Aamodt
DATE: February 16, 2021
SUBJECT: Zoning Text Amendment: Zoning Periodic Update 2021

DESCRIPTION:

Zoning Text Amendment: Zoning Periodic Update 2021

SUMMARY:

Staff is proposing zoning ordinance text amendments for different sections. The goal of these zoning text amendments is to make the zoning ordinance more readable and more consistent. Planning staff and Planning Commission review the zoning ordinance regularly to conduct these modifications (a.k.a. "bug fixes"). The four amendments proposed pertain to:

- R1 building height (§122-422(b)(1))
- Forecourt private frontages (§122-483)
- Home occupations (§122-531)
- Off-street parking for one- and two-family dwellings (§122-682)

Please see the attached Planning Commission staff review for further discussion/analysis. The link to the Zoning Board of Appeals meeting packet and action minutes is especially helpful for the Section 122-483 amendment.

RECOMMENDATION

Planning Commission recommended City Council adopt the ordinance text amendments at their January 2021 regular meeting. The motion passed unanimously.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-026
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has an adopted Master Plan that reflects the policy goals of the City; and

WHEREAS, the Planning Commission from time to time reviews the zoning ordinance performance with relation to these goals and general functionality; and

WHEREAS, the Planning Commission has recommended the City Council adopt the proposed ordinance changes;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the ordinance entitled Zoning Periodic Update 2021.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-026

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. 1374

An Ordinance Entitled “Zoning Periodic Update 2021”

THE CITY OF YPSILANTI ORDAINS:

That Section 122-422(b)(1) be amended as follows:

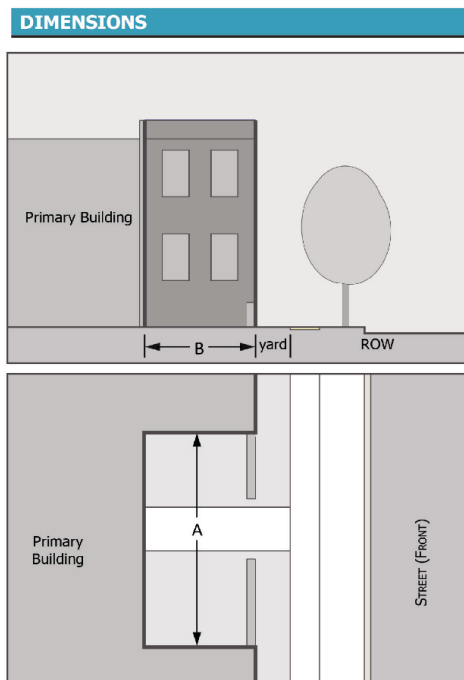
(1) Height		
Maximum height	30 feet or 2.5 stories, whichever is shorter	See exceptions in §122-613.

That Section 122-483 be amended as follows:

F FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, formal entries etc.. A fence, wall, or landscaping may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The court and building entry need not face the street, rather an open space, so long as there is a direct pedestrian connection to the public sidewalk.

FORECOURT DIMENSIONS		MIN	MAX
A	Clear span width (ft)	12	--
B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		
D	<u>Parking surfaces shall not contribute to the forecourt dimensions</u> (clear span width and depth).		



That Section 122-531(a) be amended as follows:

(a) Prohibited home occupations. The following are not permitted as home occupations: animal grooming establishments, barber shops or beauty parlors with more than one stylist or chair, medical clinics or hospitals with more than one practitioner and one non-practicing staff, commercial stables, day care centers (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), kennels, , restaurants, vehicle repair or painting, retail or wholesale sales of any items stocked on the premises, landscape installation and maintenance businesses, construction contractors, snow removal, funeral homes, nursing homes, antique shops, bed and breakfast establishments, private clubs, trailer rentals, adult regulated uses, millinery and other apparel shops, veterinarian's office, clinic or hospital, any use involving the distribution of firearms

or the storage of firearms intended for sale or distribution, or any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like. This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.

That Section 122-682(c) be amended as follows:

(c) Surfacing. Parking areas and driveways shall be surfaced with crushed limestone or similar gravel material, or shall be hard surfaced with asphalt, concrete, or similar bonded material. Porous paving is also allowed. However, parking areas which are designed for five or more spaces must meet the requirements of §122-683. That portion of the driveway between the lot line and the public way shall be paved with concrete a minimum of six inches thick for residential occupancies. Curb cuts along state trunk lines shall comply with the requirements of the state department of transportation. All other curb cuts shall comply with adopted standards of the Department of Public Works. Surfacing for parking areas and driveways shall be no closer than two feet from property lines, except where connecting to the public way. 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.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____ ,
_____.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____ was published in the Washtenaw Legal
News on the ____ day of _____, ____.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting
of the City Council held on the ____ day of _____, ____.

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:

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



City of Ypsilanti
Community & Economic Development Department

January 20, 2021

**Staff Review
Zoning Ordinance Text Amendments**

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve zoning text amendments to Sections 122-422, 122-483, 122-531, and 122-682.

SUMMARY

Staff is proposing zoning ordinance text amendments for the following sections:

- R1 building height (§122-422(b)(1))
- Forecourt private frontages (§122-483)
- Home occupations (§122-531)
- Off-street parking for one- and two-family dwellings (§122-682)

The goal of these “bug fix” zoning text amendments is to make the zoning ordinance more readable and more consistent.

PROPOSED AMENDMENTS

R1 Building Height – Section 122-422(b)(1)

Existing text:

(1) Height		
Maximum height	30 feet or 2.5 stories	See exceptions in §122-613.

Proposed text:

(1) Height		
Maximum height	30 feet or 2.5 stories, whichever is shorter	See exceptions in §122-613.

Forecourt Private Frontages – Section 122-483

Note: This proposed amendment is in reaction to the November 30, 2020 Zoning Board of Appeals interpretation. See the [meeting packet here](#) and the [action minutes here](#).

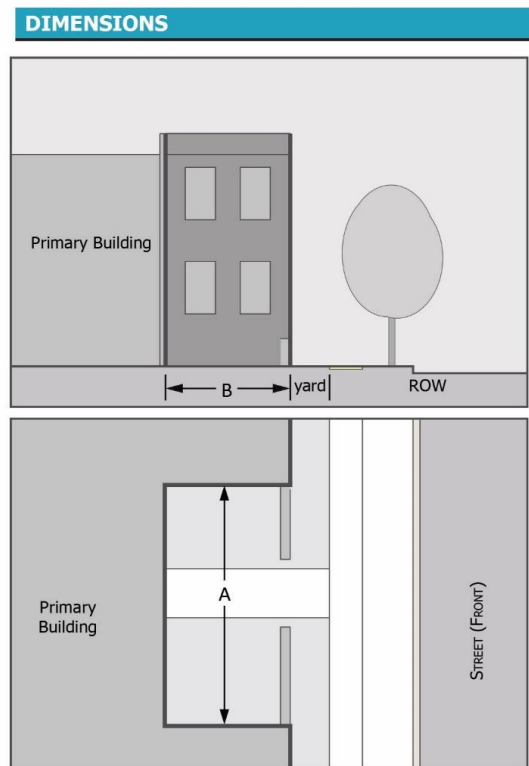
Existing text:

F

FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, formal entries etc.. A fence, wall, or landscaping may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court.

FORECOURT DIMENSIONS		MIN	MAX
A	Clear span width (ft)	12	--
B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		

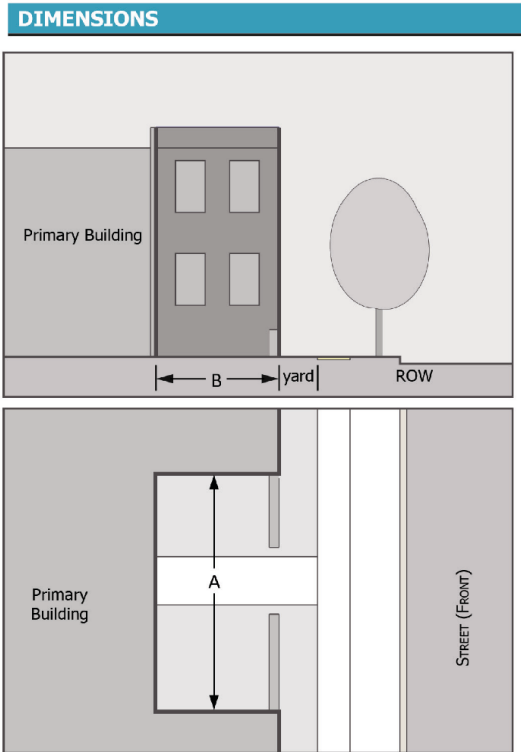


Proposed text:

F FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, formal entries etc.. A fence, wall, or landscaping may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The court and building entry need not face the street, rather an open space, so long as there is a direct pedestrian connection to the public sidewalk.

FORECOURT DIMENSIONS		MIN	MAX
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B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		
D	Parking surfaces shall not contribute to the forecourt dimensions (clear span width and depth).		



Home Occupations – Section 122-531(a)

Existing text:

(a) Prohibited home occupations. The following are not permitted as home occupations: animal grooming establishments, barber shops or beauty parlors with more than one stylist or chair, medical clinics or hospitals with more than one practitioner and one non-practicing staff, commercial stables, day care centers, kennels, real estate offices, restaurants, vehicle repair or painting, retail or wholesale sales of any items stocked on the premises, landscape installation and maintenance businesses, construction contractors, snow removal, funeral homes, nursing homes, antique shops, bed and breakfast establishments, private clubs, trailer rentals, adult regulated uses, millinery and other apparel shops, veterinarian's office, clinic or hospital, any use involving the distribution of firearms or the storage of firearms intended for sale or distribution, or any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like. This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.

Proposed text:

(a) Prohibited home occupations. The following are not permitted as home occupations: animal grooming establishments, barber shops or beauty parlors with more than one stylist or chair, medical clinics or hospitals with more than one practitioner and one non-practicing staff, commercial stables, day care centers, kennels, ~~real estate offices,~~ restaurants, vehicle repair or painting, retail or wholesale sales of any items stocked on the premises, landscape installation and maintenance businesses, construction contractors, snow removal, funeral homes, nursing homes, antique shops, bed and breakfast establishments, private clubs, trailer rentals, adult regulated uses, millinery and other apparel shops, veterinarian's office, clinic or hospital, any use involving the distribution of firearms or the storage of firearms intended for sale or distribution, or any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like. This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.

Off-street parking for one- and two-family dwellings – Section 122-682(c)

Existing text:

(c) Surfacing. Parking areas and driveways shall be surfaced with crushed limestone or similar gravel material, or shall be hard surfaced with asphalt, concrete, or similar bonded material. Porous paving is also allowed. However, parking areas which are designed for five or more spaces must meet the requirements of §122-683. That portion of the driveway between the lot line and the public way shall be paved with concrete a minimum of six inches thick for residential occupancies. Curb cuts along state trunk lines shall comply with the requirements of the state department of transportation. All other curb cuts shall comply with adopted standards of the Department of Public Works.

Proposed text:

(c) Surfacing. Parking areas and driveways shall be surfaced with crushed limestone or similar gravel material, or shall be hard surfaced with asphalt, concrete, or similar bonded material. Porous paving is also allowed. However, parking areas which are designed for five or more spaces must meet the requirements of §122-683. That portion of the driveway between the lot line and the public way shall be paved with concrete a minimum of six inches thick for residential occupancies. Curb cuts along state trunk lines shall comply with the requirements of the state department of transportation. All other curb cuts shall comply with adopted standards of the Department of Public Works. ~~Surfacing for parking areas and driveways shall be no closer than two feet from property lines, except where connecting to the public way.~~

STANDARDS FOR AMENDMENTS

§122-362(a)

(a) **Text Amendment.** *For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

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

Staff believes these modifications to the zoning ordinance appropriately follow these standards.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the proposed text amendments to Chapter 122 sections 122-422, 122-483, 122-531, and 122-682, 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;

Andy Aamodt
City Planner, City of Ypsilanti

c.c. File



Resolution No. 2021-027
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider an ordinance titled "Zoning Periodic Update 2021" be officially closed.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-027



Resolution No. 2021-028
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2021-029, approving the minutes of February 2, 2021.**
2. **Resolution No. 2021-030, approving appointments to Boards and Commissions.**

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
16 day of February 2021

#Resolution No. 2021-028



Resolution No. 2021-029
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of February 2, 2021 be approved.

OFFERED BY: _____

SECONDED BY: _____

YES:

NO:

ABSENT:

VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
16 day of February 2021

#Resolution No. 2021-029



MINUTES REGULAR COUNCIL Meeting

7:00 PM - Tuesday, February 2, 2021
Zoom Meeting

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, February 2, 2021, at 7:00 PM, in the Zoom Meeting, with the following members present:

PRESENT: Council Member Jennifer Symanns (Washtenaw County, City of Ypsilanti), Council Member Steven Wilcoxon (Washtenaw County, City of Ypsilanti), Mayor Pro-Tem Nicole Brown (Washtenaw County, City of Ypsilanti), Mayor Lois Richardson (Washtenaw County, City of Ypsilanti), Council Member Anthony Morgan (Washtenaw County, City of Ypsilanti), Council Member Annie Somerville (Washtenaw County, City of Ypsilanti), and Mr. Brian Jones-Chance (Washtenaw County, City of Ypsilanti)

ABSENT: None

I. CALL TO ORDER

Meeting was called to order at 7:00 p.m.

II. ROLL CALL

III. AGENDA APPROVAL

The agenda was approved as submitted.

Council Member Steve Wilcoxon seconded by Council Member Jennifer Symanns. On, a voice vote, the motion carried.

IV. PUBLIC COMMENT (3 MINUTES)

2 members from the public spoke

V. PRESENTATIONS

a) Gun Violence Survivors Week Proclamation - Mayor Richardson

Celeste Kanpurwala was present to speak

VI. CONSENT AGENDA

a) Resolution No. 2021-017, approving the Consent Agenda.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2021-018, approving the minutes of January 26, 2021.**
 2. **Resolution No. 2021-019, approving appointments to Boards and Commissions.**
 3. **Resolution No. 2021-020, approving Project Manager Bonnie Wessler as the alternate representative to WRRMA**
- b) Resolution No. 2021-018, approving the minutes of January 26, 2021.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of January 26, 2021 be approved.

- c) Resolution No. 2021-019, approving appointments to Boards and Commissions.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

<u>NAME</u>	<u>BOARD</u>
<u>EXPIRATION</u>	
<u>Clete McLaughlin</u>	<u>HRC</u>
<u>7/1/2024</u>	
<u>8 N Normal</u>	
<u>Ypsilanti, MI 48197</u>	
<u>New Appointment</u>	
<u>Olivia Hill</u>	<u>HRC</u>
<u>7/1/2024</u>	
<u>34 E Forest</u>	
<u>Ypsilanti, MI 48198</u>	
<u>New Appointment</u>	
<u>Gina Thompson</u>	<u>Arts</u>
<u>2/1/2024</u>	
<u>1011 W Cross</u>	
<u>Ypsilanti, MI 48197</u>	
<u>Reappointment</u>	
<u>Garret Schumann</u>	<u>Arts</u>
<u>2/1/2024</u>	
<u>1726 Collegewood</u>	
<u>Ypsilanti, MI 48197</u>	
<u>Reappointment</u>	

- d) Resolution No. 2021-020, appointing Project Manager Bonnie Wessler as alternate representative to WRRMA.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti entered into the Washtenaw Regional Resource Management Authority (WRRMA) on April 2, 2019 through the adoption of Resolution No. 2019-070; and

WHEREAS, the City of Ypsilanti is awarded a representative and alternate to sit on the board of the authority; and

WHEREAS, Chris Simmons, DPS Environmental Services Foreman, was selected as the alternate representative; and

WHEREAS, Chris Simmons has since retired from his position with the City of Ypsilanti.

NOW, THEREFORE, the City Council of the City of Ypsilanti does hereby resolve to designate Project Manager Bonnie Wessler as the alternate representative to the Washtenaw Regional Resource Management Authority for the City of Ypsilanti.

Council Member Steven Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No . 2021-017

RESULT:	CARRIED.
MOVER:	Council Member Steven Wilcoxon
SECONDER:	Mayor Pro-Tem Nicole Brown
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Brian Jones-Chance, and Annie Somerville

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2021-021, approving sidewalk café program.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City regulates persons, firms and corporations who sell, offer to sell, buy, or offer to buy goods, wares, produce, fruit, vegetables or merchandise upon any public right-of-way in the City pursuant to Ypsilanti City Code Chapter 94-193; and

WHEREAS, said state trunk line highways within the city are under the jurisdiction of the Michigan Department of Transportation (hereinafter referred to as “MDOT”); and

WHEREAS, Public Act 1 of 2005 requires that certain businesses, such as sidewalk cafés, must receive a permit from MDOT to conduct such activities within the right-of-way of any state trunk line; and

WHEREAS, MDOT requires under the Act that the City pass a Resolution supporting the activities described above and committing to enforcing MDOT sidewalk café permit

NOW THEREFORE BE IT RESOLVED, by the Ypsilanti City Council, authorizing persons, firms and corporations to sell or offer for sale or display or attempt to display for sale goods, wares, produce, fruit, vegetables or merchandise upon any state trunk line highway in the City so long as said person, firm or corporation has secured a permit for such activities from MDOT and the same comply with the City of Ypsilanti code sections, set forth above.

FURTHER RESOLVED, that the City shall enforce compliance with the MDOT Sidewalk Café permit;

FURTHER RESOLVED, that the authorization, set forth above, shall remain in force and effect so long as the permitted activities do not create an unsafe situation and do not interfere with the transportation along any state trunk line highway in the City of Ypsilanti pursuant to Public Act 1 of 2005.

Council Member Anthony Morgan moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2021-021

RESULT:	CARRIED.
MOVER:	Council Member Anthony Morgan
SECONDER:	Council Member Steven Wilcoxon
AYES:	Steven Wilcoxon, Anthony Morgan, Jennifer Symanns, Nicole Brown, Lois Richardson, Brian Jones-Chance, and Annie Somerville

- b) Resolution No. 2021-022, approving the Fiscal Year 21-22 City Council Goals.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, during January of 2021, the city council engaged in goal setting and budget prioritization exercises with the valuable assistance from facilitator Dr. Jeffrey Bernstein and city administration; and

WHEREAS, Dr. Bernstein prepared a report titled *Ypsilanti City Council Goal-Setting Report* which outlines the results of the city council's goal setting sessions; and

WHEREAS, the City Manager has reviewed the presented report, and with City Council direction, developed five umbrella goals that incorporate priorities set during goal session process. The goals are as follows:

1. Communications and Connection
 - a. Refresh and upgrade city website and functionality, including accessibility for visually impaired.
 - b. Develop comprehensive communication plan – including hiring director.

- c. Seek governmental partnerships/agreements with neighboring cities.
- 2. Community safety
 - a. Hire a social worker within YPD for support and crisis intervention and create Mental Health Response Team.
 - b. Implement Community Policing philosophy to enhance safety of all residents, businesses, and visitors, and eradicate gun violence and shooting. Promote community security.
- 3. Infrastructure –
 - a. Commons
 - i. Allocate funds to repair city sidewalks.
 - ii. Continue to upgrade existing park facilities and maintenance.
 - iii. Create community warming space.
 - b. Housing
 - i. Establish policy for making current housing more affordable to address issues of housing insecurity.
 - c. Safety
 - i. Explore new and creative options for increased traffic calming and crosswalk safety in neighborhoods and main streets.
 - d. Sustainability
 - i. Increase recycling (current levels are about 50% lower than the region)
 - ii. Create resilience hubs.
 - e. Building
 - i. Equitably develop long-term vacant sites in the city, including Water Street.
- 4. Council Staff Workflow
 - a. Do a compensation study of non-Union employees, including council, to structure the salary scale and allow for implementation of raises.
 - b. Explore regional transit and available grant funding.
 - c. Complete the Master Plan and Sustainability Plan and update the Parks and Recreation Plan.
- 5. Council Staff Development
 - a. Develop positive staff/council work relations (communication, team building, etc.)
 - b. Develop a student program with WCC, EMU, and YCS for city and civic work with council and city staff, including admin support for council.
 - c. Create framework for organization diversity and inclusion through more effective recruiting, staffing, and promotion for city staff

WHEREAS, pursuant to Section 5.02 of the Ypsilanti city charter, the city council desires to adopt goals, objectives, and budget priorities for 2021-2022 to provide the necessary direction to the City Manager for allocation of resources for FY 2021-2022 proposed budgets.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the Ypsilanti city council does hereby adopt the Ypsilanti City Council 2021-2022 Goal-Setting Report as the city council's goals, objectives, and budget priorities for FY 2021-2022.

BE IT FURTHER RESOLVED THAT the Ypsilanti city council does hereby direct the City Manager to consider these adopted goals, objectives, and budget priorities during the preparation of the FY 20201-2022 proposed budgets in accordance with Section 5.02 of the Ypsilanti city charter.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Anthony Morgan, to approve Resolution No. 2021-022

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Nicole Brown
SECONDER:	Council Member Anthony Morgan
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Brian Jones-Chance, and Annie Somerville

c) Selection of Council Liaisons

- Human Relations Commission – Mayor Pro-Tem Brown
- Arts Commission – Council Member Somerville
- Police Advisory Commission – Council Member Morgan
- Planning Commission – Mr. Jones-Chance
- Historic District Commission – Council Member Symanns
- Zoning Board of Appeals – Mr. Jones-Chance
- Sustainability Commission – Council Member Wilcoxon
- Parks and Recreation Commission – Council Member Wilcoxon

VIII. BOARDS AND COMMISSIONS - NOMINATIONS

a) Police Advisory Commission - (Council Members Morgan, Wilcoxon)

Herman Humes - (Exp. 2/1/2024 - Reappointment)
1105 Grant
Ypsilanti, MI 48197

Kathleen McCormick - (Exp. 2/1/2024 - Reappointment)
407 Ainsworth
Ypsilanti, MI 48197

b) Arts Commission - (Council Member Somerville, Mayor Pro-Tem Brown) - Added

Michael McAtee - (Exp. 2/1/2024 - Reappointment)
703 Virginia
Ypsilanti, MI 48198

IX. LIAISON REPORTS

1. SEMCOG Update
2. Washtenaw Area Transportation Study

3. Urban County
4. Ypsilanti Downtown Development Authority
5. Friends of Rutherford Pool

X. COUNCIL PROPOSED BUSINESS

Wilcoxon -

1. How to stem the gun violence in the City?
 - The Mayor would like to have a meeting to discuss Ward 1 shootings

Symanns -

1. Check in about evaluations

Mr. Jones-Chance -

1. How to change the name of a park

Brown -

1. None

Somerville -

1. Changing the slip lane on Cross/Huron Street
 - MDOT is willing to work with the city.
 - Dangerous intersection.
2. Housing advocate for reentry program
 - Cannabis funds. Washtenaw Housing Alliances
3. Residents- short-term rental ban
- Do not benefit needs of our community

Morgan

1. Surveys around boys and girls club
2. YPAC interview 2/5 10:30 with David from WEMU
3. Eli Savvit at next YPAC
4. Thank you to Rheagan, Chief , Staff, Council

XI. COMMUNICATIONS FROM THE MAYOR

1. Thanked Police, Fire, and DPS for taking the vaccination.
2. M. Jones-Chance, Mayor Pro-Tem Brown, Mayor are planning on 2/20 a Town Hall focusing on the vaccine distribution and fear around vaccine. It will be open to all. Dr. Fuller from U of M

XII. COMMUNICATIONS FROM THE CITY MANAGER

XIII. COMMUNICATIONS

- a) 2020 Historic District Commission Report

XIV. ADJOURNMENT

- a) Resolution No. 2021-023, adjourning the City Council Meeting.

The meeting was adjourned at 8:34 p.m.

Council Member Wilcoxon, seconded by Mr. Jones-Chance

- b) Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.



Resolution No. 2021-030
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

<u>NAME</u>	<u>BOARD</u>	<u>EXPIRATION</u>
Herman Humes 1105 Grant Ypsilanti, MI 48197 Reappointment	Police Advisory Commission	2/1/2024
Kathleen McCormick 407 Ainsworth Ypsilanti, MI 48197 Reappointment	Police Advisory Commission	2/1/2024
Michael McAtee 703 Virginia Ypsilanti, MI 48197 Reappointment	Arts Commission	2/1/2024

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-030



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Courtney Dugger
DATE: February 16, 2021
SUBJECT: 2021 Poverty Exemption

DESCRIPTION:
2021 Poverty Exemption

SUMMARY:

In accordance with section 211.7u of the Michigan Compiled Laws, the City of Ypsilanti has offered a partial poverty exemption, through the Board of Review, to qualified homeowners. The City of Ypsilanti has historically averaged about seven applicants for this exemption per year.

On December 23, 2020, the Governor signed Public Act 253 which made additional changes to the poverty exemption section. The most significant of these changes was revising the guidelines in calculation of the reduction to the taxable. If a person meets all eligibility requirements in statute, the Board of Review must grant a full exemption equal to a 100% reduction in taxable value OR a partial exemption equal to a 25% or 50% reduction in taxable value OR any other percentage reduction in taxable value approved by the STC.

Additionally, the State adopted an application for use in applying for Poverty Exemption. Other changes exclude the Boards ability to deviate from the policy and guidelines for extraordinary circumstances. The City's previous policy also considered an applicant's state income tax refund under the Michigan Property Tax Credit (MI1040CR), in determining the amount of reduction in taxable value. This practice accounted for the fact that income tax refunds, especially for seniors, are adversely affected if property taxes are decreased. This is no longer allowed.

The recommended policy adopts that stance. The accompanying policy, application and guidelines are in compliance with PA 253 of 2020.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-031
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS, pursuant to PA 390 of 1994, the City of Ypsilanti, Washtenaw County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year.

To be eligible under this section, a person shall do all of the following on an annual basis":

- Be an owner of and occupy as a principal residence the property for which an exemption is requested.
- P.A. 390 of 1994 requires that *all persons residing in the household* must submit copies of the following signed documents:

City of Ypsilanti Poverty Exemption Application

Federal Income Tax Returns

State Income Tax Returns

Homestead Property Tax Credit Claim Form (MI-I040CR)

Also include copies of ALL supporting documentation (i.e. W-2 forms, I099's, schedules, etc.). The Board of Review shall consider income from all sources and from all occupants of the homestead when determining whether an applicant meets poverty exemption requirements as adopted by the City Council.

A Poverty Exemption Affidavit (Department of Treasury Form 4988) must be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current year or in the immediately preceding year.

- The combined assets of all person residing the household (minus the value of the principal residence) **MUST NOT** exceed \$20,000. Assets include but

#Resolution No. 2021-031

are not limited to: real estate other than the principal residence, personal property, motor vehicles, recreational vehicles and equipment, certificates of deposit, savings accounts, checking accounts, stocks, bonds, life insurance, retirement funds, etc.

- Produce a valid driver's license or other form of identification if requested.
- Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
- Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services.
- The following are the 2020 federal poverty income guidelines with are updated annually by the United States Department of Health and Human Services. The annual income includes income for all person residing in the household. The total household income *must be less than or equal* to the guidelines below in order to be considered for this type of exemption.

Family of 1.....	\$12,760
Family of 2.....	\$ 17,240
Family of 3.....	\$ 21,720
Family of 4.....	\$ 26,200
Family of 5.....	\$ 30,680
Family of 6.....	\$ 35,160
Family of 7.....	\$ 39,640
Family of 8.....	\$ 44,120
For each add 'I person	...\$ 4,480

- The applicant(s) **MAY NOT** have ownership interest in any other real estate other than the homestead property.
- If home has been purchased within the previous 2 years, all closing documentation must be included.

The City of Ypsilanti allows for partial poverty exemptions to be granted. A partial poverty exemption is an exemption of a percentage of the taxable value of the principal residence rather than the entire taxable value. The formula for calculating partial exemptions is as follows: in cases where household income of a property as herein defined exceeds \$10,000 but meets the federal standard, the assessment shall be adjusted so the out-of-pocket property tax, as best estimated based on the previous year's millage rate and after deducting state property tax refunds, equals no more than five percent (5%) of the household income.

It should be recognized that the poverty exemption reduction is a form of *temporary assistance* for those who are undergoing a difficult financial time. Any relief granted is for the current year only.

The Board of Review may reject any application where the information contained in it appears fraudulent, misleading, inaccurate, or incomplete. Failure to complete all sections of the application and/or failure to submit signed copies of all tax forms or other required documentation will result in the poverty exemption application being denied. The board of review must have complete, accurate data in order to review this appeal.

In certain instances, the Board of Review may consider extenuating circumstances as a basis of a poverty exemption where the total household income exceeds the established income guidelines.

Due Dates: The application for exemption shall be filed after January 1, but one day prior to the last day of the December Board of Review during the year in which the exemption is requested. The filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right of appeal to the Michigan Tax Tribunal.

The City of Ypsilanti Poverty Exemption Guidelines and Application will be updated annually with the current year Poverty Income Guidelines as established by the United States Department of Health and Human Services without further resolutions. If alternative guidelines are adopted by this governing body a new resolution will be required.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption, unless the Board of Review determines that there are substantial and compelling reasons why there should be deviation from the policy and federal guidelines and these reasons are communicated in writing to the claimant.

OFFERED BY: _____

SECONDED BY: _____

YES:

NO:

ABSENT:

VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-031

Subject: POVERTY EXEMPTION GUIDELINES**DATE ADOPTED: FEBRUARY 16, 2021****Page: 1 of: 3**

PURPOSE:

The purpose of this policy is to establish guidelines to be used by the Board of Review in determining whether a homeowner is eligible for a poverty exemption from property taxes.

SCOPE:

The poverty exemption policy applies to qualified low income individuals who own homesteads in the City of Ypsilanti. The policy limits the length of poverty exemptions to one year.

POLICY:

The Board of Review shall use the following guidelines to determine if a property owner qualifies for a poverty exemption from property taxes:

1. Exemptions will be granted to owners of homesteads only. Property must be granted at least a 50% homestead exemption from the State of Michigan.
2. Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office at least one day prior to the last session of the Board of Review. The application can be made by mail, if received one day prior to the last session of the Board of Review.
3. All applicants must file a claim with the Board of Review on a form prescribed by the State Tax Commission. The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.
4. Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.
5. The poverty threshold for eligibility for a poverty exemption is a figure which is equal to the Federal income standards established annually by the United States Office of Management and Budget for the previous calendar year. To be eligible for a poverty exemption from property taxes, the income of the property owner (household) must be less than the poverty threshold for the number of persons within the household.
6. All income and assets for persons in the household are reported in accordance with a form prescribed by the State Tax Commission.

Subject: POVERTY EXEMPTION GUIDELINES**DATE ADOPTED: FEBRUARY 16, 2021****Page: 2 of: 3**

- a. Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns. The tax returns may be from the current or preceding tax year. If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.
 - b. The most recent statement for all bank accounts, investments, IRAs, CDs, 401Ks, money market, annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.
 - c. Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.
 - d. The most recent mortgage statement of the primary residence under review, including any reverse mortgages.
 - e. If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.
7. Maximum total allowed assets, including amounts in banking/investment accounts may not exceed the amount of the federal poverty guideline for the number of persons in the household. Maximum total allowed liquid assets, specifically amounts in banking/investment accounts may not exceed the amount of projected 2021 taxes PLUS 50% for the entire household. The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:
- a. A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.
 - b. Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.
 - c. Jewelry, antiques, artwork, equipment, and other personal property of value.
 - d. Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.
 - e. Withdrawals of bank accounts and borrowed money.
 - f. Gifts, loans, lump-sum inheritances, and one-time insurance payments.
 - g. Food or housing received in lieu of wages and the value of food and fuel produced and

Subject: POVERTY EXEMPTION GUIDELINES

DATE ADOPTED: FEBRUARY 16, 2021

Page: 3 of: 3

- consumed on farms.
 - h. Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.
 - i. The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)
 - j. The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.
8. Applicants that meet the income and asset qualifications will have the taxable value reduced by 50% for the current year.
9. Poverty exemptions shall be granted for one year only. The property owner must apply every year in order to receive an exemption.

City of Ypsilanti Application for Poverty Exemption

GUIDELINES AND INSTRUCTIONS FOR POVERTY EXEMPTION – 2021

- If granted an exemption, it is for the current year only. If your situation warrants an exemption in years following, a new application must be submitted for review. The Poverty exemption is meant to be a temporary form of assistance.
- Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office at least one day prior to the last session of the Board of Review. Board of Review dates are posted annually and may also be found at www.cityofypsilanti.com or by calling (734) 483-7117. This application can be made by mail, if received one day prior to the last session of the Board of Review.
- The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.
- Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.

Required Documentation to be Attached to Poverty Exemption Application

- Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns. The tax returns may be from the current or preceding tax year. If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.
- The most recent statement for all bank accounts, investments, IRAs, CDs, 401Ks, money market, annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.
- Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.
- The most recent mortgage statement of the primary residence under review, including any reverse mortgages.
- If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.

Common Reasons for Denial of Poverty Exemption Application

Below are common reasons (but not an exhaustive list) of why a claim for Poverty Exemption is denied:

- Failure to fill out all areas of the application, including "N/A" in areas not applicable to the applicant or signing the application.
- Failure to include State and Federal Income taxes or property tax credit returns for current or one preceding year for all persons residing in the home. ***Please note that the property tax credit returns are required to be filed with this application. Property tax credit returns (such as Michigan 1040CR) can still be filed with the State of Michigan even if the applicant does not file income taxes.***
- Failure to include complete banking/investment account and mortgage statements for all persons residing in the home. All pages must be submitted.

INCOME GUIDELINES FOR POVERTY EXEMPTION

This amount published annually by the US Dept. of Health and Human Services

<u>Number in Family</u>	<u>Income</u>
1 member	\$ 12,760
2 members	\$ 17,240
3 members	\$ 21,720
4 members	\$ 26,200
5 members	\$ 30,680
6 members	\$ 35,160
7 members	\$ 39,640
8 members	\$ 44,120
For each additional person	\$ 4,480

According to the US Census Bureau, "income" includes:

- Money, wages, and salaries before any deductions
- Net receipts from non-farm self-employment. (These are receipts from a person's own business, professional enterprise, or partnership, after deductions for business expenses.)
- Net receipts from farm self-employment. (The same provisions as above for self-employment.)
- Regular payments from social security, railroad retirement, unemployment, worker's compensation, veteran's payments and public assistance.
- Alimony, child support, and military family allotments.
- Private pensions, governmental pensions, and regular insurance or annuity payments.
- College or university scholarships, grants, fellowships, and assistantships.
- Dividends, interest, net rental income, net royalties, periodic receipts from estates or trusts, and net gambling or lottery winnings.

ASSET LEVEL GUIDELINES FOR POVERTY EXEMPTION

The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:

- A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.
- Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.
- Jewelry, antiques, artwork, equipment, and other personal property of value.
- Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.
- Withdrawals of bank accounts and borrowed money.
- Gifts, loans, lump-sum inheritances, and one-time insurance payments.
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.
- The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)
- The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.

Maximum total allowed liquid assets, specifically amounts in banking/investment accounts may not exceed the amount of projected 2021 taxes PLUS 50% for the entire household. Other assets may not exceed the qualifying amount for poverty exemption. See above for what is considered an asset.

Poverty Exemption Worksheet
Copy Provided to Applicant After Board of Review Meeting

Parcel Number: _____ Year: _____

Property Address: _____ Applicant's Name: _____

For Board of Review Use Only - Do Not Write Below This Line

Staff - Initial next to all requirements as it relates to the application/applicant.

Does the applicant appear as taxpayer of record of property in question?	Yes _____	No _____
If not, has documentation proving ownership been provided?	Yes _____	No _____
Are all areas on the application complete with either an answer or "N/A"?	Yes _____	No _____
Are all pages of the guidelines/application included with the applicants submission?	Yes _____	No _____
Does the applicant reside at the property in question?	Yes _____	No _____
Are copies of the Federal and State income tax returns and property tax credits forms for the current of preceding year attached for all persons residing in the household?	Yes _____	No _____
If not, is the affidavit stating the person is not required to file income taxes completed?	Yes _____	No _____
If home was purchased within in past 2 years of date of this application, is closing statements provided?	Yes _____	No _____
Is a copy of the most current mortgage statement, including a reverse mortgage if applicable, attached?	Yes _____	No _____
Are copies of the most recent bank/investment statements for all residing in the household attached with all pages included?	Yes _____	No _____

a. Taxable value on roll	\$ _____	
b. Number of people in household	_____	
c. Total household income from information provided	\$ _____	
Income limit based on number of people in household		
d. as established by guidelines	\$ _____	
e. Total assets of household	\$ _____	
Does applicant meet all asset and income guidelines		
f. as established?	☐ YES ☐ NO	If no, reason must be provided by the Board of Review below.
g. If yes, multiply line "a" by 50% (0.50)	\$ _____	
_____ Appeal Denied		_____ Reduction Granted
		<u>Taxable Value</u>
_____ 1. Does not qualify based on guidelines		As on Roll \$ _____
_____ 2. Application not complete, missing information		
_____ 3. Did not furnish proper documentation		Revised \$ _____
_____ 4. Other: _____		

Initials of Board Members:		Date: _____

Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

Signature of Person Making Affidavit

Date

Application for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township the property is located in each year on or after January 1.

To be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PART 1: PERSONAL INFORMATION — Petitioner must list all required personal information.					
Petitioner's Name			Daytime Phone Number		
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents		
Property Address of Principal Residence		City	State	ZIP Code	
☐ Check if applied for Homestead Property Tax Credit		Amount of Homestead Property Tax Credit			
PART 2: REAL ESTATE INFORMATION					
List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.					
Property Parcel Code Number		Name of Mortgage Company			
Unpaid Balance Owed on Principal Residence	Monthly Payment		Length of Time at this Residence		
Property Description					
PART 3: ADDITIONAL PROPERTY INFORMATION					
List information related to any other property owned by you or any member residing in the household.					
☐ Check if you own, or are buying, other property. If checked, complete the information below.			Amount of Income Earned from other Property		
1	Property Address	City	State	ZIP Code	
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid	
2	Property Address	City	State	ZIP Code	
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid	

Continue on Page 2

PART 4: EMPLOYMENT INFORMATION — List your current employment information.

Name of Employer			
Address of Employer	City	State	ZIP Code
Contact Person	Employer Telephone Number		

PART 5: INCOME SOURCES

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.

Source of Income	Monthly or Annual Income (indicate which)

PART 6: CHECKING, SAVINGS AND INVESTMENT INFORMATION

List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

PART 7: LIFE INSURANCE — List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

PART 8: MOTOR VEHICLE INFORMATION

All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

Continue on Page 3

PART 9: HOUSEHOLD OCCUPANTS — List all persons living in the household.

First and Last Name	Age	Relationship to Applicant	Place of Employment	\$ Contribution to Family Income

PART 10: PERSONAL DEBT — List all personal debt for all household members.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

PART 11: MONTHLY EXPENSE INFORMATION

The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance
Garbage	Daycare	Car Expense (gas, repair, etc.)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	

Continue and sign on Page 4

NOTICE: Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

PART 11: POLICY AND GUIDELINES ACKNOWLEDGMENT

The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.

☐ The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.

PART 12: CERTIFICATION

I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.

Printed Name	Signature	Date

This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.

Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 35 days of decision. A copy of the Board of Review decision must be included with the petition.

Michigan Tax Tribunal
PO Box 30232
Lansing MI 48909

Phone: 517-335-9760
E-mail: taxtrib@michigan.gov



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Bonnie Wessler
DATE: February 16, 2021
SUBJECT: WATS "Tactical" Traffic Calming Partnership

DESCRIPTION:

WATS "Tactical" Traffic Calming Partnership

SUMMARY:

Washtenaw Area Transportation Study (WATS), a local agency providing oversight and guidance in the distribution of State and Federal roads spending as well as other traffic-related areas, recently partnered with the City of Chelsea on a trial traffic calming project. This short-term trial, referred to in the jargon as "tactical urbanism," included adding bike lanes, painting high-impact crosswalks, adding wayfinding signage for pedestrians and bicyclists, and more. Staff believes that such interventions might be successful in Ypsilanti, particularly on roadways that are unsuitable for seasonal traffic hump installation.

Staff has consistently received complaints about speeding in several areas of the City, including Second Ave, Cross (River to Prospect), Prospect (Holmes to Cross), and Mansfield (Washtenaw to Congress). These roads are all considered "major" roads, which are so designated due to the amount and type of traffic along them; seasonal speed humps would be impractical due to the wear and tear on the roads, potential affect upon eligibility for certain types of funding, steep increase in noise expected from the type of traffic that would travel over the humps, and volume of traffic that would divert to less-travelled and less-suited roadways.

This partnership would potentially inform future temporary projects, and may lead to long-term roadway improvements as well. The success or failure of each intervention would be monitored both by City and WATS staff. The cost of this project for materials- including public outreach- is estimated at \$20,000 initially; this cost may be more or less depending on the precise types of interventions selected for implementation.

RECOMMENDED ACTION: Approval

ATTACHMENTS: WATS presentation

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-032
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City Council of the City of Ypsilanti has approved a goal to explore new and creative options for increased traffic calming and crosswalk safety in neighborhoods and main streets; and

Whereas, adjoining residents and other stakeholders have identified roads within the City where speeding is a significant concern. These include Mansfield Street between West Cross and Congress, East Cross Street between River and Prospect, Prospect Road between the City limits and East Cross, and Second Avenue between Michigan and Monroe; and

Whereas, the Washtenaw Area Transportation Study (WATS) has offered to partner with the City on exploring short-term improvements to these roadways to attempt to mitigate excessive speeding;

Now therefore be it resolved that the Ypsilanti City Council authorizes staff to proceed with the partnership with WATS to implement short term traffic calming improvements.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-032

Tactical Urbanism Project

City of Ypsilanti & Washtenaw Area Transportation Study



Previous Tactical Urbanism Project



- City of Chelsea
- 30 day demonstration project that was focused on safety and non-motorized connectivity
- 1.5 mile section of roadway that connects schools, Border to Border Trail connection, mainly residential area, near railroad tracks and crossing

Chelsea Pop Project Treatments

- Enhanced crosswalks
- Bike lanes
- Curb extensions
- Denote existing on-street parking
- Sharrows
- Larger stop bars
- Wayfinding signs
- Temporary removal of on-street parking



**Treatment Examples from
Chelsea Pop**

Post Project Chelsea Pop Expenses

CHELSEA POP PROJECT EXPENSES			
Funding Sources	Description of Expenses	Total Amount (estimated)	Percentage of Total Costs
City of Chelsea	Contracted bike lanes striping, DPW staff time, equipment, paint/supplies, promotional materials, project yard signs	\$10,000	78%
WATS	*Staff time, promotional materials (printing meeting packets, T-shirts), marking spray paint, and zip ties	+Staff time	+Staff time
St. Joseph Mercy Health System	Printing for promotional materials (in kind)	\$1,500	12%
WCRC	10-days of dynamic message board (in-kind)	\$550	4%
	Total	\$12,850	100%

Chelsea Pop Feedback

- Must collect pre and post project traffic speeds
- More routine communication with adjacent property owners
- Provide education materials and infographics on new treatments, such as sharrows and their benefits
- Overall positively received by community

2nd from Michigan Ave. to Monroe

-CONCEPTS-



Intersection Treatment



Minimal on street parking striping



Gateway treatments

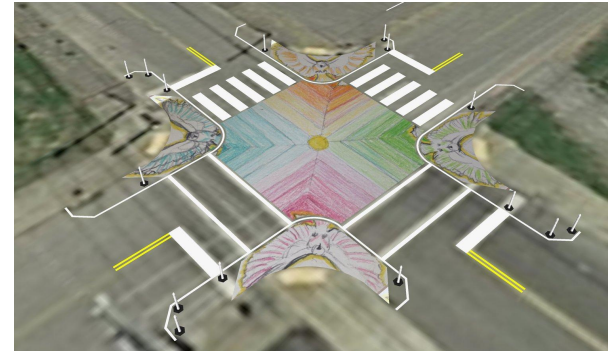
Cross from Prospect to River -CONCEPTS-



Painted sharrows next to existing parking



Wayfinding Signs

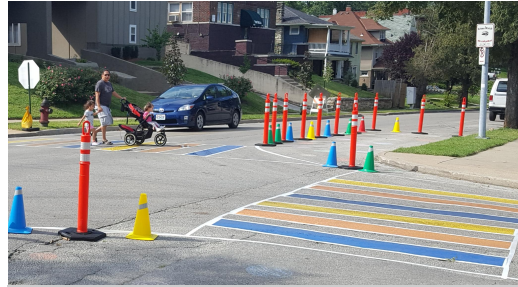


Intersection treatment at entrance to Depot Town

Prospect from Cross to City Limits -CONCEPTS-



Project signs explaining treatments



Colorful crosswalks near school/community spaces



Buffered bike lanes

Mansfield from Washtenaw to Congress

-CONCEPTS-



Shared Lane Marking/
Sharrow



Gateway treatments



Intersection Treatment

Pre-Planning Process Next Steps

- **Data collection** - Gather speed data, roadway widths will be key to design concepts presented to public
- **Marketing/Branding** - Develop project signs, logo design, project name
- **Community engagement** - Mailing list of adjacent properties, social media creation, create project website, public survey materials, develop number of pre-project public input meetings
- **Additional Project Element Consideration** - wayfinding signs, sidewalk treatments, bike parking

Thank you for your time this evening



Suzann Flowers
Transportation Planner
Washtenaw Area Transportation Study
flowerss@miwats.org
miwats.org



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Ron Akers
DATE: February 16, 2021
SUBJECT: Small Cell Wireless Communication Facilities Deployment Act

DESCRIPTION:

Small Cell Wireless Communication Facilities Deployment Act

SUMMARY:

In late 2018 the State of Michigan adopted the “Small Wireless Communication Facilities Deployment Act” which was intended to accelerate and encourage deployment of small wireless infrastructure in the public right of way. This law provided a framework for which municipalities have to review these facilities within the public right of way and provided specific guidelines that both the municipalities and the small cell wireless providers needed to follow.

In response to this and interest from small cell wireless providers, City Council has adopted an Ordinance which regulate Small Cell Wireless Facilities in the City in response to changes in state law and the use of these facilities in the expansion of 5G wireless technology. The Ordinance works within the framework of the state statute and takes several factors into consideration when evaluating these facilities.

Verizon Wireless has submitted a site to be located within the City of Ypsilanti and each of these sites has been reviewed based on the criteria of the Small Cell Wireless Ordinance. The location of the proposed sites are as follows:

1.101 Elm

These proposed locations are all within the City owned Right of Way and plans have been reviewed by Department of Public Services staff for compliance with the Small Cell Wireless Ordinance.

RECOMMENDED ACTION:

Based on our review of the criteria in the Small Cell Wireless Ordinance Staff is recommending approval for this location.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-033
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the State of Michigan adopted the “Small Wireless Communication Facilities Deployment Act” in late 2018 which required municipalities to allow small cell wireless facilities within public right of way; and,

WHEREAS, the City of Ypsilanti adopted an ordinance to regulate small cell wireless facilities within the constraints of this law; and,

WHEREAS, Verizon Wireless has submitted an application; and,

WHEREAS, City staff has reviewed the plans and application and has found that the plans are consistent with the requirements of city ordinances.

NOW THEREFORE BE IT RESOLVED THAT that the City of Ypsilanti approves small cell wireless application 2021-001, subject to review by the City Attorney.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-033

Ron Akers
14 W. Forest Ave
Ypsilanti, MI 48197

SMALL CELL ACT PERMIT APPLICATION FORM

Verizon Site 40206,

city of Ypsilanti (Authority)

**APPLICATION FOR
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY**

**SMALL CELL WIRELESS PROVIDERS
UNDER
SMALL WIRELESS COMMUNICATIONS FACILITIES DEPLOYMENT ACT**

**2018 PA 365
MCL SECTIONS 460.1301 TO 460.1339**

BY

**Cellco Partnership d/b/a Verizon Wireless
("APPLICANT")**

Where to File: Applicants should file copies as follows:

- Three (3) paper copies (one of which shall be marked and designated as the master copy) with the Clerk at [insert address].
- One copy by email to the City Clerk at 1 South Huron Street, Ypsilanti, MI 48197

City of Ypsilanti

**APPLICATION FOR
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY
TELECOMMUNICATIONS PROVIDERS**

**By
Cellco Partnership d/b/a Verizon Wireless
("APPLICANT")**

This is an application pursuant to Small Wireless Communications Facilities Deployment Act, 2018 PA 365 ((The "Small Cell Act") for access to and ongoing usage of the public right-of-way, or "ROW" which means the area on, below, or above a public roadway, highway, street, alley, bridge, sidewalk, or utility easement dedicated for compatible uses in the Municipality for one or more Small Cell Wireless Facilities. Public right-of-way does not include any of the following: (i) A private right-of-way; (ii) A limited access highway; or (iii) Land owned or controlled by a railroad as defined in section 109 of the railroad code of 1993, 1993 PA 354, MCL 462.109.

Following receipt of an application, the Small Cell Act allows 25 days for a determination by the authority (municipality) that the application is complete, or not. The Act further provides 60-120 days for an authority to approve or deny access from the date a provider files an application for a permit for access to a public right-of-way." This application must be accompanied by a one-time application fee of \$200 in the event applicant intends to use an existing utility pole or, \$300 in the event the applicant intends to use a new or replacement of an existing pole, regardless of what entity actually replaces the pole. A bond of \$1000 per site is also required at the time of permitting.

1 GENERAL INFORMATION:

1.1 Date: 1/13/2020

1.2 Applicant's legal name: Cellco Partnership d/b/a
Verizon Wireless

Mailing Address: **One Verizon Way**
~~Mailstop 4AW100~~
~~Basking Ridge, NJ 07920~~

Telephone Number: 866-860-4404

FaxNumber:NA

Corporate website:

Name and title of Applicant's local manager (and if different) contact person
regarding this application: **David Haslinger/Stam Wojciechowski**

Mailing Address: **Verizon Wireless**
24242 Northwestern Hwy

Southfield MI 48075

2

Telephone Number: ~~248-915-3566~~

248-895-1153

Fax Number: ~~248-915-3598~~

E-mail Address: david.haslinger@verizonwireless.com

1.3 Type of Entity: (Check one of the following)

- ☐ Corporation
☒ General Partnership
☐ Limited Partnership
☐ Limited Liability Company
☐ Individual
☐ Other, please describe:

1.4 Assumed name for doing business, if any: **NA**

1.5 Description of Entity: **Telecommunications**

1.5.1 Jurisdiction of incorporation/formation; **Delaware**

1.5.2 Date of incorporation/formation; **October 4th 1994**

1.5.3 If a subsidiary, name of ultimate parent company; **NA**

1.5.4 Chairperson, President/CEO, Secretary and Treasurer (and equivalent officials for non-corporate entities). **Caroline Armour, Senior Vice President and CFO**

1.6 Attach copies of Applicant's most recent annual report (with state ID number)

filed with the Michigan Department of Licensing and Regulatory Affairs and certificate of good standing with the State of Michigan. For entities in existence for less than one year and for non-corporate entities, provide equivalent information. **NA General Partnerships do not register with the State of MI**

1.7 Is Applicant aware of any present or potential conflicts of interest between Applicant and Municipality? If yes, describe: **NO**

1.8 In the past three (3) years, has Applicant had a permit to install Small Cell Facilities in the public right of way revoked by any Michigan municipality?

Circle: Yes No ☐

If "yes," please describe the circumstances.

1.9 In the past three (3) years, has an adverse finding been made or an adverse final

action been taken by any Michigan court or administrative body against Applicant under any law or regulation related to the following:

1.9.1 A felony; or

1.9.2 A revocation or suspension of any authorization (including cable franchises) to provide personal wireless cellular services?

Circle: Yes

☒ No

If "yes," please attach a full description of the parties and matters involved, including an identification of the court or administrative body and any proceedings (by dates and file numbers, if applicable), and the disposition of such proceedings.

1.10 Please provide a copy of any and all licenses or permits held by the applicant to provide personal wireless services. [If Applicant provides a license to provide wireless service, no financial information needs to be supplied.] Whether privately or publicly held, provide Applicant's most recent financial statements. If financial statements of a parent company of Applicant (or other affiliate of Applicant) are provided in lieu of those of Applicant, please explain.

1.10.1 If privately held, and if Municipality requests the information within 25 days of the date of this Application, the Applicant and the Municipality shall make arrangements for the Municipality to review the financial statements and obtain copies of those records ~~necessary to support the financial ability of applicant to carry out the permit~~ requested in a reasonable and timely fashion.

If no financial statements are provided, please explain and provide particulars.

2 DESCRIPTION OF PROJECT:

2.1 Provide a copy of authorizations, if applicable, Applicant holds to provide wireless services in this Municipality, County and State. If no authorizations are applicable, please explain. **Business License**

2.2 Describe in plain English how Municipality should describe to the public the wireless services to be provided by Applicant and the wireless facilities to be installed by Applicant in the Public Ways. **Statement of Work**

2.2.1 Does the intended location of the wireless facility installation(s) involve particularly sensitive areas or districts of the community including: Recent Downtown Development/Renewal Streetscapes, Residential, Underground, historic or high end commercial? If so, please specify and, state what alternatives the applicant considered prior to application. **Specified on Construction Drawings**

2.3 Attach route maps showing the location and detailed drawings, plans and specifications, of all wireless facilities and associated support structures as existing and as intended to be replaced, if applicable, and all other equipment intended to be installed in

the public right-of-way. Please include whether such facilities are intended as overhead or underground and – if fiber or other lines are to be installed as related to this wireless facility, attach the Metro Act Permit or pending application regarding same.

These installation details must specifically identify the exact location intended including side of the street, height, width and weight of all such equipment and support structures.

Construction approval is a separate process and may require greater detailed engineering drawings and other information to insure the safety and protection of the public and existing infrastructure of other ROW users and occupants. **SEE SPECIFIC DRAWINGS**

2.4 Please provide an anticipated or actual construction schedule and a total cost of the project including all fees paid to any other entities for attachment and make ready work.

DTE Colo Estimated Cost 23k, New is 20K

2.5 Please list all organizations and entities which will have any ownership interest in the facilities proposed to be installed in the Public Ways. **Cellco Partnership d/b/a Verizon Wireless**

2.6 Who will be responsible for maintaining the facilities Applicant places in the Public Ways and how are they to be promptly contacted? If Applicant's facilities are to be installed on or in existing facilities in the Public Ways of existing public utilities or incumbent

telecommunications providers, describe the facilities to be used, and provide verification of their consent to such usage by Applicant. **Verizon Wireless**

3 WIRELESS PROVIDER ADMINISTRATIVE MATTERS:

Please provide the following or attach an appropriate exhibit.

3.1 Address of Applicant's nearest local office; **24242 Northwestern Hwy. Southfield MI 48075**

3.2 Location of all records and engineering drawings, if not at local office;

3.3 Names, titles, addresses, e-mail addresses and telephone numbers of contact person(s) for Applicant's engineer or engineers and their responsibilities for the wireless system;

3.4 Provide evidence of self-insurance or a certificate of insurance showing Applicant's insurance coverage, carrier and limits of liability for the following:

3.4.1 Worker's compensation;

3.4.2 Commercial general liability, including at least:

3.4.2.1 Combined overall limits;

3.4.2.2 Combined single limit for each occurrence of bodily injury;

3.4.2.3 Personal injury;

3.4.2.4 Property damage;

3.4.2.5 Blanket contractual liability for written contracts, products, and completed operations;

3.4.2.6 Independent contractor liability;

3.4.2.7 For any non-aerial installations, coverage for property damage from perils of explosives, collapse, or damage to underground utilities (known as XCU coverage);

3.4.2.8 Environmental contamination;

3.4.3 Automobile liability covering all owned, hired, and non-owned vehicles used by Applicant, its employee, or agents.

3.5 Names of all anticipated contractors and subcontractors involved in the construction, maintenance and operation of Applicant's facilities in the Public Ways.

3.6 It is recommended that the applicant prepare a wireless facilities permit from the Clerk's office and attach same to this application with all attachments. Much of the information sought in this application will be required by completing the permit, which can substitute for providing the same information a second time here.

It is also recommended the applicant review the City of Ypsilanti ordinance and or Policy concerning Wireless facilities in the ROW.

4 CERTIFICATION:

All the statements made in the application and attached exhibits are true and correct to the best of my knowledge and belief.

Date

By:

Type or Print Name: **David Haslinger**

Title **Business Development and Strategic
Planning SG**



www.kitch.com

Michael J. Watza
KITCH DRUTCHAS WAGNER VALITUTTI &
SHERBROOK
PROTEC General Counsel
www.protec-mi.org

One Woodward Ave, Ste 2400
Detroit, MI 48226
Direct Line: 313.965.7983
Cell: 248.921.3888
Fax: 313.965.7403
mike.watza@kitch.com

PROJECT SUMMARY

SITE NAME:
40206

SITE ADDRESS:
(ESTIMATED)
101 ELM ST
YPSILANTI, MI 48197

COUNTY:
WASHTENAW

JURISDICTION:
CITY OF YPSILANTI

SITE COORDINATES:
LATITUDE:
42° 14' 31.291" N
LONGITUDE:
83° 37' 38.197" W
ELEVATION:
1799.0'

PROPERTY DEFINITION:
R.O.W.
1605622

PLSC PROJECT ID:
544746

EXISTING POLE HEIGHT:
40'-0"

STRUCTURAL ANALYSIS PERFORMED BY OTHERS.

verizon

SITE NAME: 40206

PROPOSED SMALL CELL EQUIPMENT
ON AN EXISTING DTE POLE

NONSTANDARD DTE DEPLOYMENT, INSTALL
ANTENNAS TO EXACT ELEVATION ON RFDS.
TRIM DTE POLE TO TIP OF ANTENNA

SHEET INDEX

NO.	DESCRIPTION
T1	TITLE SHEET
G01	GENERAL NOTES
C1	SITE LAYOUTS
C1A	SITE LAYOUT - AERIAL IMAGERY
C2	POLE ELEVATION
C3	SITE DETAILS
C4	SITE DETAILS
C5	EQUIPMENT DETAILS
E1	UTILITY SITE PLAN
E2	ELECTRICAL DETAILS
E3	SINGLE LINE DIAGRAM

SCOPE OF WORK

- INSTALLING EQUIPMENT
- DISCONNECT
- CONNECTING ONSITE UTILITIES TO WIRELESS EQUIPMENT
- POWER AND FIBER PROVIDED BY OTHERS

STATE COUNTY MAP

MICHIGAN

WASHTENAW COUNTY

verizon

SITE NAME: 40206

PROPOSED SMALL CELL EQUIPMENT
ON AN EXISTING DTE POLE

NONSTANDARD DTE DEPLOYMENT, INSTALL
ANTENNAS TO EXACT ELEVATION ON RFDS.
TRIM DTE POLE TO TIP OF ANTENNA

VICINITY MAP

LOCATION MAP

SHEET SCALE FACTOR:
PLOT SIZE
11" X 17" TO SCALE

1 (800) 482-7171
www.missed1g.com
CONTRACTOR TO CALL MICHIGAN
ONE-CALL SYSTEMS AT LEAST 72 HOURS
PRIOR TO DIGGING.

PREPARED FOR

verizon

PREPARED BY:

TeleCAD Wireless

1981 NORTH HAVEN BLVD SUITE 130
NIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9609

DRAWING NOTICE:

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DRAWN BY:

CBC

CHECKED BY:

CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/26/20	JSA	CONSTRUCTION ISSUE
2	02/26/20	CBC	PRELIMINARY REVIEW

ENGINEER'S STAMP

VERIZON COMMUNICATIONS INC.
ENGINEER
No. 6201054169
LICENSED PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE ENGINEER'S SIGNATURE

SITE NAME

40206

ADDRESS:

101 ELM ST
YPSILANTI, MI 48197

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 31.291" N

LONGITUDE:

83° 37' 38.197" W

DESIGN TYPE:

COLOCATION

SHEET TITLE

TITLE SHEET

DRAWING NO.

T1

REVISION

0

Page 84 of 119

THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

1. THESE SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED IN THE CONTRACT DOCUMENTS.

2. TO THE SUBMISSION OF BIDS, THE CONTRACTOR(S) SHALL VISIT THE JOB SITE(S) AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED PER THE CONTRACT DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER.

3. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED ON ANY WORK NOT CLEARLY DEFINED OR IDENTIFIED IN THE CONSTRUCTION DOCUMENTS BEFORE STARTING ANY WORK.

4. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

5. IF THESE RECOMMENDATIONS ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR APPLICABLE CODES OR REGULATIONS, REVIEW THE CONFLICT FOR DIRECTION WITH THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION TEAM AND WITH THE AUTHORIZED REPRESENTATIVE OF ANY OUTSIDE POLE OR PROPERTY OWNER. (BASE COMMANDER OR AUTHORIZED AGENT)

6. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACE OR OTHER EXISTING ELEMENTS AND UPON COMPLETION OF THE WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF EXTENT.

7. KEEP THE GENERAL AREA CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION DAILY.

8. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, AND SHOULD NOT BE SCALED UNLESS OTHERWISE NOTED. RELY ONLY ON THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCY'S FACILITIES ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS AND OTHER FACILITIES MAY EXIST BEYOND WHAT IS NOTED. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO START OF CONSTRUCTION AND USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF UTILITIES OR OTHER AGENCY'S FACILITIES WITHIN THE LIMITS OF THE WORK, WHETHER THEY ARE IDENTIFIED IN THE CONTRACT DOCUMENTS OR NOT.

9. ALL MOUNTING HARDWARE SUCH AS BOLTS, NUTS, LAG SCREWS, CLEVIS, CONDUIT STRAPS, STAPLES, (ANYTHING EXPOSED AND CONNECTING EQUIPMENT TO THE POLE SHALL BE HOT DIPPED GALVANIZED, UNLESS OTHERWISE STATED).

1. "TYPICAL" OR "TYP." MEANS THAT THIS ITEM IS VIRTUALLY IDENTICAL ACROSS SIMILAR CONDITIONS. "TYP." SHALL BE UNDERSTOOD TO MEAN "TYPICAL" WHERE OTHERS' AND SHALL NOT BE CONSIDERED AS WITHOUT EXCEPTION OR CONSIDERATION OF SPECIFIC CONDITIONS.

2. "SIMILAR" MEANS COMPARABLE TO CHARACTERISTICS FOR CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.

3. "AS REQUIRED" MEANS AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS. BY EXISTING CONDITIONS. BY ANY REQUIRED ACCEPTED CONSTRUCTION PRACTICE OR BY THE CONTRACT DOCUMENTS.

4. "ALIGN" MEANS ACCURATELY LOCATE PLUMB/FACES OF MATERIALS IN THE SAME PLANE.

5. "THE TERM" VERIFY "OR TYP." SHALL BE UNDERSTOOD TO MEAN VERIFY IN FIELD WITH ARCHITECT AND REQUIRES THAT THE CONTRACTOR SHALL VERIFY THE FIELD WITH ARCHITECT AND REQUIRES THAT THE CONTRACTOR SHALL VERIFY THE FIELD WITH ARCHITECT.

6. WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR MEANT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE THE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTORS ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.

7. WHERE THE WORDS "OR EQUAL" OR WORDS OF SIMILAR MEANT FOLLOW A MATERIAL SPECIFICATION, THEY SHALL BE UNDERSTOOD TO REQUIRE THE SIGNED APPROVAL OF ANY DEVIATION TO SAID SPECIFICATION PRIOR TO CONTRACTORS ORDERING OR INSTALLATION OF SUCH PROPOSED EQUAL PRODUCT.

8. FURNISH: SUPPLY ONLY. OTHERS: INSTALL. INSTALL: ITEMS FURNISHED BY OTHERS. PROVIDE: FURNISH AND INSTALL.

THIS SET IS PROVIDED TO ILLUSTRATE THE EXPECTED SCORE OF DRAWINGS, QUALITY OF DRAWINGS AND EXTENT GRAPHIC STANDARDS. NOTES ARE FOR A/E CONTRACTOR REFERENCE TO HELP CLARIFY THE SCOPE. ADDITIONAL DRAWINGS MAY BE REQUIRED TO MEET THE REQUIREMENTS OF A GIVEN BASE. ALL EXAMPLES SHOWN ARE FOR REFERENCE ONLY AND ANY NOTES, DRAWING CHANGES OR OTHER WORK NEEDS TO BE COMPLETED OR CONFIRMED BY THE CONTRACTOR GENERATING THE DRAWING. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS.

THIS SET IS TO BE PRINTED AT 11"x17". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THIS SIZE IS ACCEPTABLE BY THE BASE AND TO PROVIDE A LARGE STANDARD SIZE IF REQUIRED.

IT IS THE RESPONSIBILITY OF THE ENGINEER TO CONFIRM ALL WORK SHOWN IS IN COMPLIANCE WITH BASE AND FEDERAL CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL WORK SHOWN IS IN COMPLIANCE WITH BASE AND LOCAL CODES OR OTHER ITEMS OF ASSEMBLY NEEDED TO BE CODE COMPLIANT IN THE PARTICULAR MUNICIPALITY THE NODE IS LOCATED WITHIN.

1. 120/240V POWER REQUIRED FOR 3-WIRE SERVICE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FEDERAL STANDARDS AND REGULATIONS AS WELL AS NEC.
3. CALL MICHIGAN ONE CALL 72 HOURS PRIOR TO EXCAVATING AT (800) 482-1771.
4. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
5. ALL EQUIPMENT TO BE BONDED.
6. METERING CABINET (IF INSTALLED) REQUIRES 3" CLEARANCE AT DOOR OPENING.

1. GROUND TESTED AT 25 OHMS OR LESS.
2. 5/8" x 8' RODS, CAD WELD OR UL LISTED DIRECT BURY CLAMP BELOW GRADE.
3. #6 GROUND AND BOND WIRE.
4. MOLDING, STAPLED EVERY 1' AND AT EACH END.
5. GROUND RODS 18" FROM POLE.

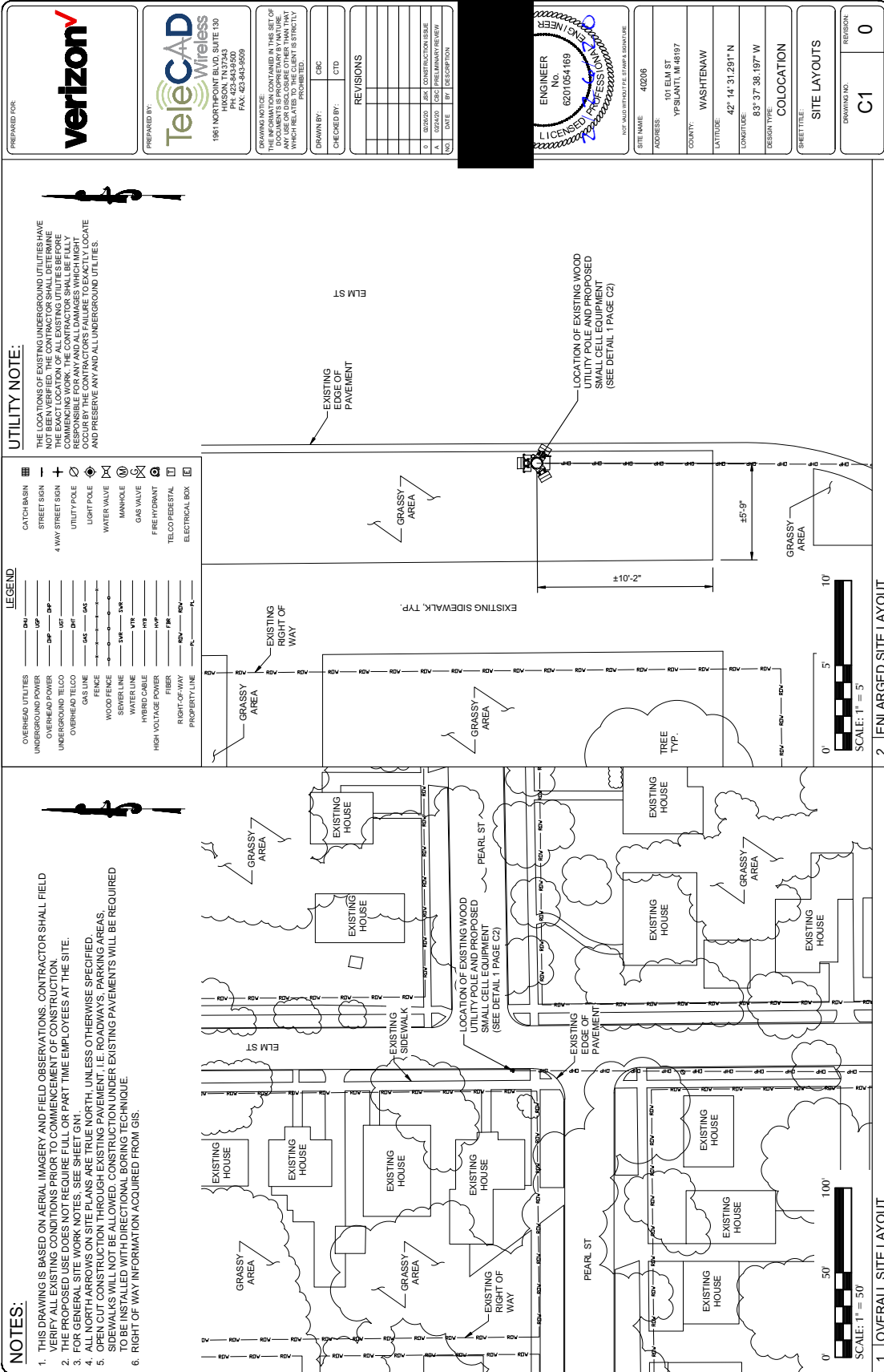
1. FOR UNDERGROUND CONDUIT AND ABOVE GRADE RISERS USE SCHEDULE 40.
2. IF DIRECTIONAL BORING PLACE 1-1/4" SDR-11 GRAY CONDUIT FOR UNDERGROUND POWER APPLICATIONS.
3. IF TRENCHING, PLACE PVC SCH 40 CONDUIT PER TABLE ON SHEET E1 FOR UNDERGROUND POWER APPLICATIONS.
4. RISERS ATTACHED TO POLE WITH STANDARD STRAPS AND LAG SCREWS.
5. RISER STRAPS TO BE INSTALLED EVERY 5'.
6. CONDUIT UNDER 1" MAY BE ATTACHED WITH GROUND WIRE HOLDING STAPLES.
7. ALL CONDUIT WILL BE PROTECTED WITH A MANHOLE AND EQUIPPED WITH PULL ROPE OR MULE TAPE.

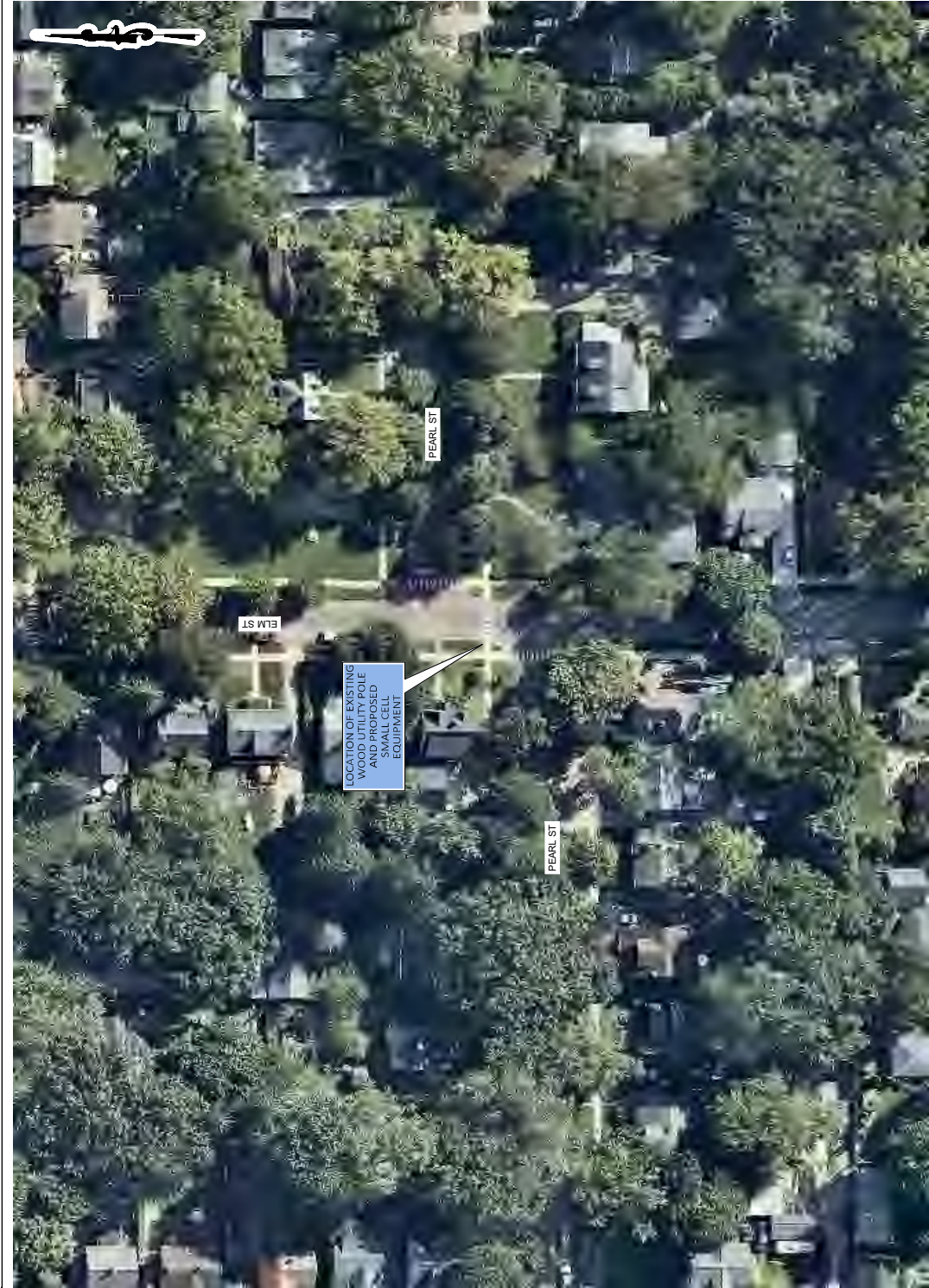
1. MAINTAIN 42" MINIMUM COVER FOR ELECTRICAL CONDUIT.
2. MAINTAIN 42" MINIMUM COVER FOR COMMUNICATION CONDUIT.
3. IN STREET SLURRY TO GRADE AND MILL DOWN 1-1/2" FOR AC AP.
4. IN DIRT SLURRY 18" FROM GRADE AND FILL WITH 95% COMPACTION NATIVE SOIL FOR BALANCE.
5. PLACE WARNING TAPE IN TRENCH 18" ABOVE ALL CONDUITS AND #18 WARNING TAPE ABOVE GROUND EQUIPMENT.

1. NO BOLT THREADS TO PROTRUDE MORE THAN 1/2".
2. FILL ALL HOLES LEFT IN POLE FROM REARRANGEMENT OF CLIMBERS.
3. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
4. CABLE NOT TO IMPEDER 15" CLEAR SPACE OFF POLE FACE.
5. CABLE NOT TO IMPEDER 15" CLEAR SPACE OFF POLE FACE.
6. USE BOTTOM OF ARMS (NO CABLE ON TOP OF ARMS) OR USE CABLE CLAMPS TO SECURE CABLE TO ARMS' PLACE 2" CARRIER ID TAGS ON BOTH SIDE OF ARMS.
7. USE 90° CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
8. USE 1/2" CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. USE 1/2" ROUND CABLES AT CONDUIT OPENINGS WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

1. CONTRACTOR IS TO FOLLOW THE MOST CURRENT VZW STANDARDS DOCUMENTS PROVIDED TO COMPLETE THIS INSTALLATION.
2. CONTRACTOR SHALL COMPLETE VZW PROVIDED "SMALL CELL SWEEP REPORT" WITH ALL NECESSARY INFORMATION AND PROVIDE TO THE MOST CURRENT VZW STANDARDS FOR APPROVED "PIM" TEST CONTRACTOR TO REFER TO THE MOST CURRENT VZW STANDARDS FOR APPROVED "PIM" TEST CONTRACTOR TO USE LINE GUIDELINES.
3. CONTRACTOR IS TO USE BATTERY POWERED "PIM" EQUIPMENT TO VALIDATE THE FINAL LOCATION OF THE JUMPER SHOWN ON THE DRAWING. THE INTERIOR AND EXTERIOR OF THE BUILDING SPACES OF THE JUMPER SHALL BE AT LEAST ONE METER AWAY FROM THE JUMPER. THE CONTRACTOR IS PROFICIENT IN EXECUTING, INTERPRETING AND RECORDING "PIM" MEASUREMENTS.
- 4.
- 5.

Continued on next page





PREPARED FOR

PREPARED BY

1961 NORTHPOINT BLVD SUITE 150
NIXSON, TN 37243
PH: 423-843-9500
FAX: 423-843-9609

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DRAWN BY

CSG

CHECKED BY

CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/26/09	JAK	CONSTRUCTION ISSUE
2	02/26/09	CSG	PERMANENT REVIEW

ENGINEER'S STAMP

SITE NAME

40206

ADDRESS

101 ELM ST
YPSILANTI, MI 48197

COUNTY

WASHTENAW

LATITUDE

42° 14' 31.291" N

LONGITUDE

83° 37' 38.197" W

DESIGN TYPE

COLOCATION

SHEET TITLE

SITE LAYOUT -
AERIAL IMAGERY

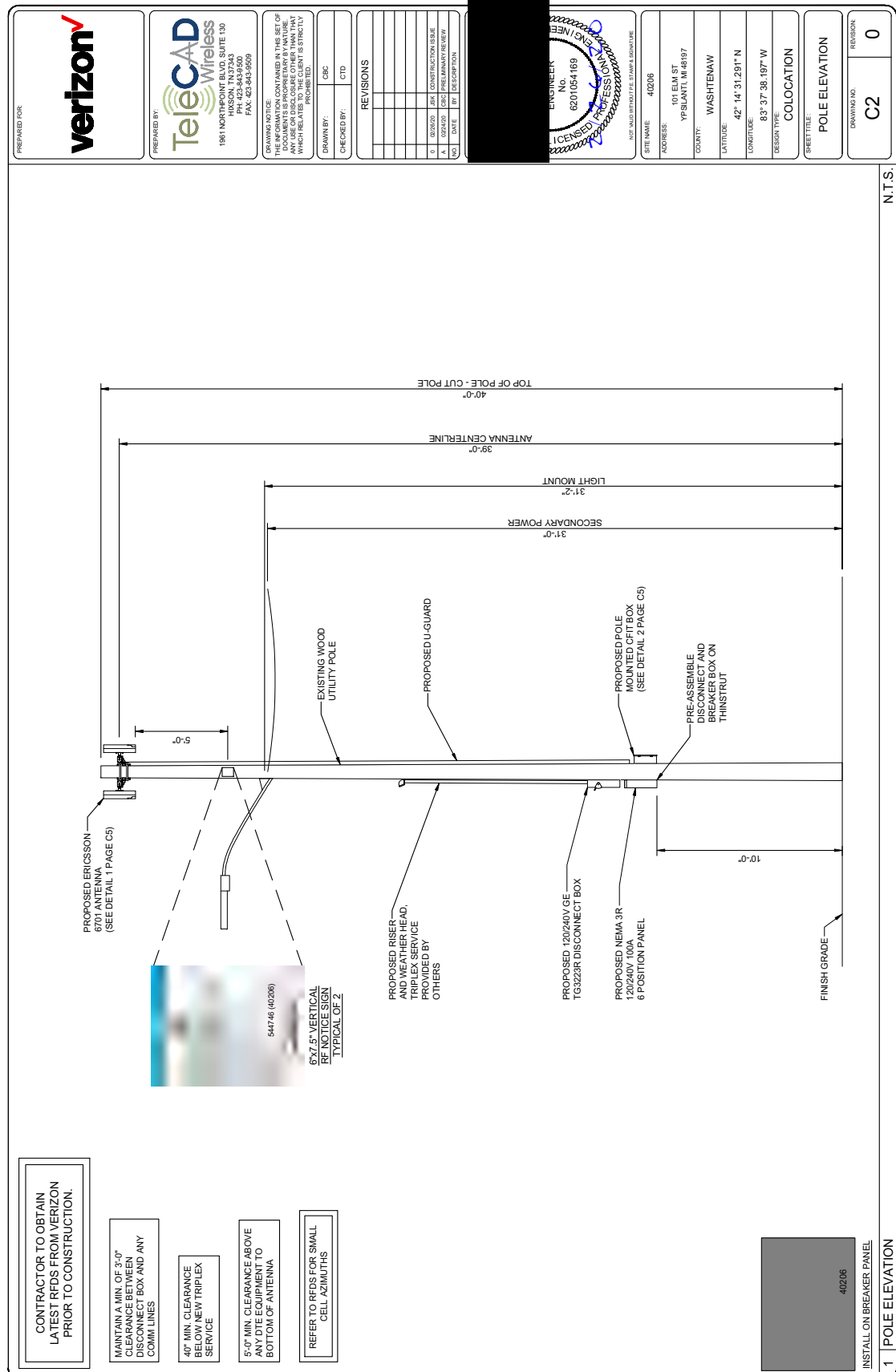
DRAWING NO.

C1A

REVISION

0

1 OVERALL SITE LAYOUT - AERIAL IMAGERY



PREPARED FOR

verizon

PREPARED BY

1981 NORTH HAVEN BLVD SUITE 150

HIXSON, TN 37543

PH: 423-843-9500

FAX: 423-843-9609

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DRAWN BY:

CDC

CHECKED BY:

CTD

REVISIONS

1	02/26/09	JAK	CONSTRUCTION ISSUE
2	09/24/09	CDC	PERMANENT REVIEW
NO.	DATE	BY	DESCRIPTION

6201054169

6201054169

6201054169

SITE NAME

40206

ADDRESS:

101 ELM ST

CITY:

YPSILANTI, MI 48197

COUNTY:

WASHTENAW

LATITUDE:

42° 14' 31.291" N

LONGITUDE:

83° 37' 38.197" W

DESIGN TYPE:

COLOCATION

SHEET TITLE

SITE DETAILS

DRAWING NO.

C3

REVISION

0

PROPOSED ANTENNA

15'-0"

EXISTING WOOD UTILITY POLE

4'-0"

RF EXPOSURE LIMIT

CLIMBING ZONE

TOP VIEW

2

RF EXPOSURE LIMIT

N.T.S.

POLE ATTACHED EQUIPMENT

EQUIPMENT	VOLUME (CU-FT)
6701 ANTENNA	0.46
6701 ANTENNA	0.46
6701 ANTENNA	0.46
TOTAL IN CU-FT	1.38

POLE ANCILLARY EQUIPMENT

EQUIPMENT	VOLUME (CU-FT)
6 POSITION PANEL	0.80
DISCONNECT	0.57
CFT BOX	0.60
TOTAL IN CU-FT	1.97

NOTES:

- WORKING CLEARANCE FROM ENERGIZED ANTENNA MUST BE GREATER THAN 4 FT, OTHERWISE SHUT DOWN RADIO AND ANTENNA PER INSTRUCTIONS ON PLACARD OR BY OPENING DISCONNECT SWITCH TO RADIO EQUIPMENT ON POLE.
- ANTENNA AND MOUNTING BRACKETS INSTALLED ABOVE DTE WIRES MUST BE INSTALLED AND MAINTAINED BY DTE OR DTE'S DESIGNATED CONTRACTOR.
- VERTICAL CLIMBING ZONE MUST BE MAINTAINED ON ALL POLES. (SEE TOP VIEW)
- BASE CABINET TO BE CLEARLY LABELED WITH OWNER'S NAME AND 1-800 PHONE NUMBER WITH 3/4" TALL LETTERING.
- SHUTDOWN PLACARD TO BE PLACED ON THE POLE NEAR BASE CABINET AND DISCONNECT SWITCH BOX.
- 5' FT MIN. CLEARANCE ABOVE ANY DTE EQUIPMENT.
- ANTENNA POLE TOP CLEARANCES APPLY TO ANY DTE EQUIPMENT OR WIRES INSTALLED UNDER THE ANTENNA.

REFERENCE DTE ENERGY

CELLULAR ANTENNA SMALL CELL SITE CONSTRUCTION

LINE CONSTRUCTION STANDARDS 4-JOINT USE 1-4-26.1

DATED 11/17/2017

3

DTE CLIMBING ZONE REQUIREMENT AND NOTES

N.T.S.

1

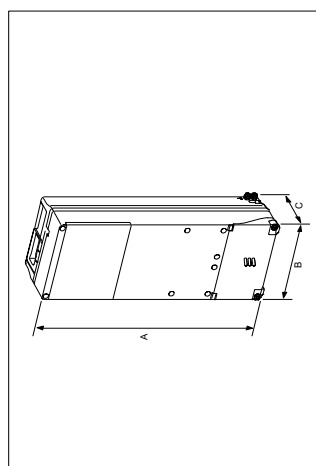
EQUIPMENT CU-FT. TABLE

Page 89 of 119

Technical Data

Description	Value
Frequency	N261 (27.5-28.35 GHz)
Number of carriers	Config mode 2: Up to 8 Config mode 1: Up to 16
Operating bandwidth	Config mode 2: 800 MHz Config mode 1: 1600 MHz
Component carrier bandwidth	50MHz, 100 MHz
EIRP ⁽¹⁾	Config mode 2: 53 dBm per RF beam in boresight, 56 dBm per radio Config mode 1: 47 dBm per RF beam in boresight, 53 dBm per radio
EIRP REFSENS_50M	Config mode 2: -109 dBm Config mode 1: -108 dBm

(1) The MaxTxPower can be configured up to 10 dB lower than the stated EIRP without product performance being degraded. If the MaxTxPower is configured lower than the given power limit here, significant performance degradation will occur.



Dimensions, Weight, and Color

Dimensions	
Height (A)	511 mm
Width (B)	200 mm
Depth (C)	125 mm
Weight	14 kg
Color	
Color Reference number: NCS S 1002-B	

CFIT BOX

PART CODE: CFIT-C48D4LHXVZ
DESIGNED BY CHARLES INDUSTRIES



PRODUCT SPECIFICATIONS

HEIGHT (PANEL ONLY)	15 in.
DEPTH, BASE (FRONT TO BACK)	5.5 in.
WIDTH	12 in.
WEIGHT	4 lbs.
CONSTRUCTION	RUGGED U194-5VA GRAY POLYCARBONATE
SUPPORTED FIBER CONNECTOR TYPES	SC, LC or MPO
COMPLIANCE	DESIGNED TO MEET GR-950, GR2898, NEMA 4, IP66
SPlicing CAPACITY	UP TO THREE (3) 4"x6" HINGED SPlice TRAYS ON FEED FIBER SIDE.
BULKHEAD CAPACITY	24 SC ADAPTERS

TECHNICAL SPECIFICATIONS

PREPARED FOR		verizon													
PREPARED BY		 1961 NORTH HAVEN BLVD SUITE 150 NIXSON, TN 37243 PH: 423-843-9500 FAX: 423-843-9609													
DRAWING NOTICE: THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF TELECAD WIRELESS. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TELECAD WIRELESS.															
DRAWN BY:	CDC	CTD													
CHECKED BY:															
REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/24/09</td> <td>ISSUE</td> </tr> <tr> <td>2</td> <td>02/24/09</td> <td>ISSUE</td> </tr> <tr> <td>3</td> <td>02/24/09</td> <td>ISSUE</td> </tr> </table>				NO.	DATE	DESCRIPTION	1	02/24/09	ISSUE	2	02/24/09	ISSUE	3	02/24/09	ISSUE
NO.	DATE	DESCRIPTION													
1	02/24/09	ISSUE													
2	02/24/09	ISSUE													
3	02/24/09	ISSUE													
No. 6201054169 PROFESSIONAL ENGINEER STATE OF TENNESSEE EXPIRATION DATE: 12/31/2010		SITE NAME: 40206 ADDRESS: 101 ELM ST YPPLANT, TN 38197 COUNTY: WASHINGTON LATITUDE: 42° 14' 31.29" N LONGITUDE: 89° 37' 38.19" W DESIGN TYPE: COLOCATION SHEET TITLE: EQUIPMENT DETAILS DRAWING NO.: C5 REVISION: 0													

1 6701 ANTENNA

N.T.S. 2 CFIT BOX

N.T.S.

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL WARNING TAPE FOR ELECTRIC SERVICE CONDUIT 18" ABOVE CONDUITS
2. CONTRACTOR TO PAY FOR THE SERVICE AS DIRECTED BY THE MUNICIPALITY
3. CONTRACTOR TO USE PVC SCH 80 CONDUIT WHERE CONDUITS CROSS ACCESS ROADS.
4. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY FOR SERVICES.
5. CONTRACTOR TO PAY ALL FEES FOR SERVICES REQUIRED.
6. CONTRACTOR TO BE ADVISED THAT EXISTING UNDERGROUND CONDUITS, GROUND CABLES EXIST. DIG WITH CAUTION.
7. CONTRACTOR TO LOCATE POWER AND TELCO LOCATIONS AND FIELD LOCATIONS BY REFERENCE TO THE EQUIPMENT WITH MANUFACTURER'S DRAWINGS.
8. OPEN CUT CONSTRUCTION THROUGH EXISTING PAVEMENT, I.E. ROADWAYS, PARKING AREAS, SIDEWALKS WILL NOT BE ALLOWED. CONSTRUCTION UNDER EXISTING PAVEMENTS WILL BE REQUIRED TO BE INSTALLED WITH DIRECTIONAL BORING TECHNIQUE.

UTILITY NOTES:

1. ALL POWER CONDUITS ABOVE GRADE, SWEEPS, & ELBOWS TO BE PVC SCH 40.

SERVICE CONDUCTOR MAXIMUM DISTANCE CHART (BASED ON 80 AMP MAX. CONTINUOUS LOAD)				
WIRE SIZE	ALUMINUM	COPPER	CONDUIT SIZE	
3 AWG	120'	120'	1" MIN	
2 AWG	155'	90'	1 1/4" MIN	
1 AWG	205'	115'	1 1/4" MIN	
20 AWG	85'	145'	1 1/4" MIN	
10 AWG	100'	180'	1 1/2" MIN	
20 AWG	140'	250'	1 1/2" MIN	
30 AWG	175'	360'	2" MIN	
40 AWG	220'	360'	2" MIN	
250 KCMIL	265'	435'	2" MIN	
300 KCMIL	315'	500'	2 1/2" MIN	
350 KCMIL	370'	610'	2 1/2" MIN	
400 KCMIL	420'	660'	2 1/2" MIN	
500 KCMIL	530'	870'	2" MIN	

STANDARD POWER SUPPLY FOR THE SMALL CELL NODES IS A 100 AMP 120/240 VOLT SINGLE PHASE SERVICE

The diagram is a detailed site plan for a utility installation. It shows a street intersection of ELM ST and PEARL ST. Several existing houses are depicted, along with grassy areas. Utility lines are shown running along the streets and between properties. Labels include 'EXISTING HOUSE', 'GRASSY AREA', 'ELM ST', 'PEARL ST', 'EXISTING OVERHEAD POWER LINE', 'UTILITY POLE AND PROPOSED SMALL CELL EQUIPMENT', 'PROPOSED POLE MOUNTED CFT BOX', 'EXISTING EDGE OF PAVEMENT', 'EXISTING SIDEWALK TYP.', 'EXISTING RIGHT OF WAY', 'TREE TYP.', and 'EXISTING OVERHEAD POWER LINE. UTILITY COMPANY WILL BE RESPONSIBLE FOR PROVIDING SECONDARY POWER AND CONNECTIONS TO VERIZON SMALL CELL'. A north arrow and a scale bar (1" = 30') are also present.

LEGEND

OVERHEAD UTILITIES	24"
UNDERGROUND POWER	24"
OVERHEAD POWER	24"
UNDERGROUND TELCO	18"
OVERHEAD TELCO	18"
GAS LINE	18"
FENCE	18"
WOOD FENCE	18"
SEWER LINE	18"
WATER LINE	18"
HYDRO-PNEUMATIC TANK	18"
HIGH VOLTAGE CONDUIT	18"
RIGHT-OF-WAY	18"
PROPERTY LINE	18"

CATCH BASIN	18"
STREET SIGN	18"
4 WAY STREET SIGN	18"
UTILITY POLE	18"
LIGHT POLE	18"
WATER VALVE	18"
MANHOLE	18"
GAS VALVE	18"
FIRE HYDRANT	18"
TELCO PEDIESTAL	18"
ELECTRICAL BOX	18"

VERIZON

TeleCAD Wireless

1861 MONTROVIE BLVD SUITE 130
HIXSON, TN 37243
PH: 423-843-9500
FAX: 423-843-9509

PREPARED BY:

DRAWING NOTICE:
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DRAWN BY: JSC

CHECKED BY: CTD

REVISIONS

NO.	DATE	BY	DESCRIPTION
0	10/20/20	JSC	CONSTRUCTION ISSUE
1	11/10/20	JSC	FOR PERMIT
2	11/10/20	JSC	FOR PERMIT

ENGINEER'S SIGNATURE: [Signature]

ENGINEER: [Name]

PROFESSIONAL ENGINEER NO. 6201654169

LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT THE ENGINEER'S SIGNATURE

SITE NAME: 40206

ADDRESS: 101 ELM ST

COUNTY: YPSILANTI, MI 48197

WASHTENAW

LATITUDE: 42° 14' 31.291" N

LONGITUDE: 83° 37' 38.197" W

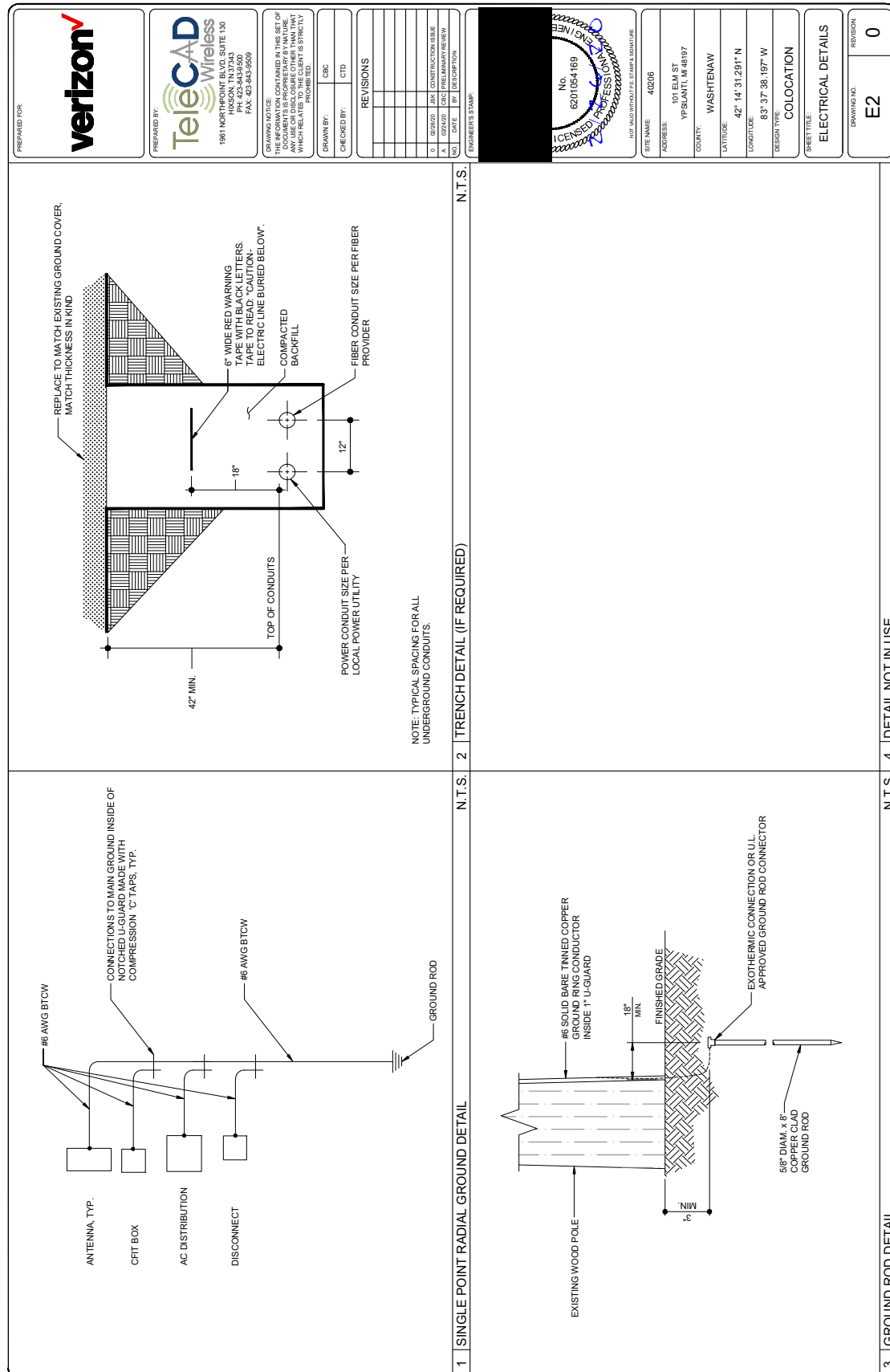
DESIGN TYPE: COLOCATION

SHEET TITLE: UTILITY SITE PLAN

UTILITY SITE PLAN

DRAWING NO. E1

REVISION: 0





City of Ypsilanti
Department of Public Services

14 W Forest St • Ypsilanti, MI 48197
Phone: (734) 483-1421 • Fax: (734) 483-1018
www.cityofypsilanti.com

Excavation &/or ROW
Fee per location:
\$60

Utility Fee per
location:
\$70

(VZW-40206)

EXCAVATION / RIGHT-OF-WAY PERMIT APPLICATION

§94-32

Applicant

Contact Name
Verizon Wireless/David Haslinger
Address
24242 Northwestern Hwy.
City, State, ZIP
Southfield, MI 48075
Phone / Fax or Email
248-672-9698

Contractor

Contact Name
Address
City, State, ZIP
Phone / Fax or Email

Location of Opening

101 Elm Street
Ypsilanti, MI 48197

Purpose of Opening

Verizon is proposing to install small cell equipment on
on existing DTE utility pole

Type of Permit:

- ☐ (1) street opening
☐ (2) curb opening (driveway)
☐ (3) street/margin opening
☐ (4) borings

- ☐ (5) alley opening
☐ (6) wells
☐ (7) other: _____

Bond Required? Yes ☐ No ☐ If yes, amount: \$ _____

Attachment checklist (all are required)

☐	Site plan showing property lines and limits of easements; the location, character and dimensions of the proposed excavation or opening and, if necessary, the location and character of any alterations, the location of pipes, poles, conduits, wires or other conductors, and such other things as the superintendent may specify.
☐	Proof of Liability insurance.

I hereby attest

Signature		Date	9-2-2020
Print Name	David Haslinger		

- CITY PERMITS MUST BE OBTAINED BEFORE WORK COMMENCES, except in emergency situations occurring outside of normal business hours, in which case the permit application must be submitted by noon of the following business day.
- All OSHA regulations must be adhered to by the applicant and/or contractor. Any fines received by the City due to noncompliance of OSHA regulations will be charged back to the applicant and/or contractor.
- Upon completion of the work, the Department of Public Services must be notified at 734.483.1421 so that a final inspection can be done.

Date Issued:	Permit Number:
Start Date	Expires:
Authorized By:	



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Joe Meyers
DATE: February 16, 2021
SUBJECT: Resolution to allow Black Lives Matter Mural on Washington St

DESCRIPTION:

Resolution to allow Black Lives Matter Mural on Washington St

SUMMARY:

Over the past several months, a group of area residents have meeting with the newly established City Arts Commission to discuss a Black Lives Matter Mural on Washington Street.

At their December meeting, the Arts Commission recommended City Council approve Trisché Duckworth and Trevor Stone to proceed with painting a mural on Washington St in tribute to the Black Lives Matter Movement

RECOMMENDED ACTION: Staff recommends allowing the painting of a mural on Washington St so long as the timing and materials are coordinated and approved by the Department of Public Safety.

ATTACHMENTS: Presentation given to the Arts Commission

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-034
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti recognized that racism is a public health crisis affecting our entire country in June 2020; and

WHEREAS, the City established an Arts Commission in 2020 to promote art in the City of Ypsilanti and promote the City policy of Pride, Diversity and Heritage. To educate the public why the arts, culture and creative industries are important to the City of Ypsilanti and to cultivate a community culture and environment that embraces and nurtures artistic and creative assets. To promote and further diversity, equity and inclusion of all of Ypsilanti in the arts.

WHEREAS, local residents have presented a plan to paint a mural on Washington St

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti City Council approve proceeding with Triché Duckworth and Trevor Stone to paint a Black Lives Matter Mural on Washington St and have the project overseen by the Department of Public Services oversee the project.

OFFERED BY: _____

SECONDED BY: _____

YES: _____ NO: _____ ABSENT: _____ VOTE: _____

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-034



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Annie Somerville, Brian Jones-Chance
DATE: February 16, 2021
SUBJECT: To request City Council insert some formerly removed sections in chapters 3 and 7 of the Master Plan

DESCRIPTION:

To request City Council insert some formerly removed sections in chapters 3 and 7 of the Master Plan

SUMMARY:

On January 5, 2021, city council passed a resolution requesting the Planning Commission remove mentions of the Housing Affordability Plan from the appendix and recommendations in the plan. Upon review, some recommendations in the master plan fit the will of council and would like them reinserted into the plan. The sections are as follows:

Chapter 3

Citizen Committee on Housing Affordability and Accessibility - Ypsilanti's housing affordability crisis has become pronounced in recent years. Particularly in 2016 and 2017, City residents, and non-residents, voiced their concerns about rising rents, displacement, and lack of accessible housing. In December of 2017, the Planning Commission chartered the Citizen Committee on Housing Affordability and Accessibility to study and make recommendations pertaining to housing, with the ultimate goal being an update to the 2013 Shape Ypsilanti Master Plan. One of this Master Plan's guiding values is "anyone, no matter what age or income, can find a place to call home in Ypsilanti." This guiding value remained as a centerpiece, at the forefront of the Committee's work and proposed recommendations. Several recommendations are discussed in the Policy and Plans for All Neighborhoods section of Chapter 7. The recommendations cover topics on renters' rights, sustainable development, need-based assistance, accessibility, zoning, and advocacy/partnership.

Chapter 7

Revise the family/occupancy caps - Ongoing The current zoning ordinance limits a family to three unrelated persons residing together in a dwelling unit. An exception to that requirement is in the GC, NC, HC, and MD zoning districts, which limits a family to four unrelated persons. Nonetheless, these restrictions are onerous on functional families, families that have a

demonstrable and recognizable bond characteristic of a cohesive unit despite not being related by blood, marriage, or adoption. A more sensible strategy, proposed by the Citizen Committee for Housing Affordability and Accessibility, might be to update the zoning ordinance to revise the limits for a functional family in relation to bedrooms. An updated ordinance might require the number of unrelated persons to not exceed two persons per bedroom.

Create visitability requirements - Ongoing Visitability pertains to the physical features that make a house "visitable" by guests but also offering features that may be desirable for future owners/tenants. A home can be considered "visitable" if it has: at least one no-step entrance; doors with 32 inches of clear passage space; and a bathroom on the main floor that is wheelchair accessible. Visitability requirements should be written into the zoning ordinance, or at the very minimum considered by the Planning Commission when authorizing special land use permits for new developments.

Make corner lot duplexes permissible by-right - Ongoing Corner lots- lots that adjoin two streets at their intersection- are naturally more busy and active lots. As a way to make best use of corner lots, the City should consider making duplexes (two-unit dwellings) permitted by-right in any residential zoning district.

RECOMMENDED ACTION: Councilperson Somerville and Mr. Jones-Chance recommend Council request that Planning Commission reinsert the recommendations into Chapters 3 and 7.

ATTACHMENTS: RFP Responses and amendments.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2021-035
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City is undertaking a five year update of the Master Plan; and

WHEREAS, housing affordability and accessibility is important to the values of the City of Ypsilanti and;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves requesting the Planning Commission reinsert recommendations relating to family occupancy caps/limits, visitability requirements, and corner lot duplexes into the master plan relating to housing affordability and accessibility.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 16 day of February 2021

#Resolution No. 2021-035



City of Ypsilanti

Community & Economic Development Department

Memo

To: City Council

From: Bonnie Wessler, Project Manager
Traffic Review Committee

Date: 16 Feb 2021

Subject: Second Ave Traffic Calming Petition

PROCESS

Residents of Second Avenue submitted a petition to the City, consisting of about 60% of the affected area, for a review of traffic in the area of Second between Michigan and Monroe. Specifically, the petitioners cited concerns regarding extremely high rates of speed in the neighborhood, as well as recent crashes involving pets.

A review of the reported crash history was performed. 35 crashes were reported to police between 2010-2019 in the study area, 14 of which in the past 5 years; three additional crashes were reported between Monroe and Watling. Many crashes involved a parked vehicle.

Speeds were tracked in the area in August, October, and December; speed monitors were placed on Second approximately 300' south of Michigan. There was an average of 1000 vehicles per day. Several vehicles in the December observation period, with the least obvious speed tracking device, were traveling between 70 and 75 mph; in August, there was at least one vehicle travelling more than 50mph daily, with at least 4 above 60 and at least one above 70 in a one-week observation period. There was a marked difference between southbound traffic and northbound traffic; northbound traffic averaged 5-10 miles per hour faster than southbound.

REVIEW CONSIDERATIONS

Criteria	Value Ranges
Road type: local or major	Minor
85 th Percentile Speed (speed that 85% of the traffic is traveling at or below)	Significantly above the posted speed limit (between 6mph+ at the lowest to 11mph+, where calculated)
Average Daily Traffic (ADT)	Approximately 1000 vehicles
Crash History (correctable accidents in project area)	35 (2010-2019)

Criteria	Value Ranges
Schools (when project area is within walk-to-school zone – ½ mile from active school)	Perry is 0.25 miles from the intersection of Frederick and Second. Bottles & Backpacks, a neighborhood childcare center, is located at the southwest corner of Second and Michigan and has extended operating hours.
Major Pedestrian Generators (parks, library, shopping plaza, senior housing, etc.)*	Daycare center at Michigan/Second.
Sidewalks (presence, condition, accessibility)	Yes, sidewalks are in place.
Other physical design considerations (stormwater/curb & gutter; visibility; topography, etc)	Roadway is very straight; onstreet parking is available in some areas.

This is a residential neighborhood, largely surrounded by more residential, but with Michigan Ave to the north handling a significant amount of traffic. The roadway is very straight, allowing drivers to build up quite a bit of speed; however, its relative narrowness makes interventions challenging. A significant number of reported crashes involve parked vehicles, many of which are hit-and-run.

The TRC's recommendations:

- Work with WATS and the neighborhood to develop and deploy "tactical" speed control devices this summer. Such devices may include but are not limited to neckdowns, sharrows, and delineation of parking spaces. See the presentation from WATS for additional information.

Total potential budget impact:

- The WATS partnership would be deployed as part of a larger citywide initiative; the cost will vary depending on the treatments deployed.

Process note: The policy requires that the adjoining neighbors be notified of the meeting, in much the same manner as a public hearing; however, it does not call for a public hearing. Neighbors, having been invited to the meeting, must then speak during public comment.



City of Ypsilanti

Community & Economic Development Department

Memo

To: City Council

From: Bonnie Wessler, Project Manager
Traffic Review Committee

Date: 16 Feb 2021

Subject: Garland/Vinewood Traffic Calming Petition

PROCESS

Residents of the Miles/Vinewood area submitted a petition to the City, consisting of 70% of the affected area, for a review of traffic in the area. Specifically, the petitioners cited concerns regarding two recent incidents where drivers had crashed into the island at the curve in Garland.

A review of the reported crash history was performed. No crashes were reported to the police from 2010-2019.

Speeds were tracked in the area in September, October, and November; speed monitors were placed on Garland between Miles and the bend. There was an average of 250 vehicles per day. The highest speed observed in these periods was 45. The 95th percentile speed was 24.1; the vast majority of drivers drove well under the posted speed limit of 25mph. Peak speeds and volume tended to occur predictably between 4pm and 5pm.

REVIEW CONSIDERATIONS

Criteria	Value Ranges
Road type: local or major	Minor
85 th Percentile Speed (speed that 85% of the traffic is traveling at or below)	Below the speed limit
Average Daily Traffic (ADT)	Approximately 250
Three-year Crash History (correctable accidents in project area)	None (2010-2019)
Schools (when project area is within walk-to-school zone – ½ mile from active school)	YIES is 0.3 miles from the intersection of Vinewood and Garland.

Criteria	Value Ranges
Major Pedestrian Generators (parks, library, shopping plaza, senior housing, etc.)*	Prospect Park to the north.
Sidewalks (presence, condition, accessibility)	Yes, sidewalks are in place.
Other physical design considerations (stormwater/curb & gutter; visibility; topography, etc)	Significant (near 90*) bend in Garland at approximately the midpoint. Adjacent homes are sheltered by a large island.

This is a residential neighborhood, largely surrounded by more residential, but with Cross Street to the north and Miles Street to the west handling a significant amount of traffic. The significant bend- and associated traffic island- serve to slow the majority of would-be cut-through traffic, and the island serves to protect residents in the rare case where a speeding driver unsuccessfully navigates the turn. The petition specifically notes crashes in 2020; 2020 is considered to be an outlier in terms of driver behavior, especially speeding, due to the various changes associated with the pandemic.

The TRC's recommendations:

- Place the intersections of Miles/Garland and Vinewood/Garland on the next (2022-2027) batch of sidewalk ramps/crossings to be updated to the current standards, including striping.

Total potential budget impact:

- None.



Memo

To: Frances McMullan, City Manager
From: Christopher Jacobs, Community Development Manager
Date: February 11, 2021
Subject: Warming Center

Background: In January 2021 staff reached out to representatives from the Ypsi Gathering Space to inquire about volunteer availability to help reestablish a warming center at Riverside Arts Center (RAC). At the time, we were told staff had been dedicated to other locations this winter but they were eager to get back to RAC in November 2021 and would be able to provide volunteer/operational support then.

Following this news, staff reached out to the County Shelter Association to inquire about their work to help support City of Ypsilanti and to learn more about the budget that would be needed to support a warming center locally based on their best practices. We met with Dan Kelly and Clete McLaughlin of the Washtenaw County Shelter Association on February 3, 2021 along with Brian Jones Chance and Patton Doyle (DDA Board member). We discussed the need for a warming center in our community and how the shelter association could help support that goal operationally. Dan is working on a budget for me based on a model they use at other warming center locations. We anticipate one trained staff person to manage volunteers and incidental expenses could require about \$30,000 for the next winter season. Ypsi Gathering Space and the County Shelter Association have now both expressed a willingness to help provide volunteers for this beginning November 2021. We discussed how RAC would be a good option short term given the space is available without much programmatic activity planned over the next year or so but long term a better option may be needed to host more robust services like laundry and showering facilities. Our sensis is that RAC has a strong focus and desire on their core mission, which is not to operate a warming center, but would be willing to host in November 2021. Next steps are to finalize a budget with all the potential funding partners like United Way, Game Above, the City of Ypsilanti, and the Ypsilanti Downtown Development Authority. When we get these funding pieces set and an operational plan prepared it can be provided to the RAC Board for consideration.

The main takeaway we had with Dan and Clete is the importance of establishing warming center to begin offering a broader range of social services needed for our most disenfranchised neighbors and residents. It begins the process of working with a broad range of folks that desperately need help ranging from substance abuse, homelessness, and trauma. Without a warming center, we have no window into the lives of folks like this outside of how we police the problems. Based on the conversation with Dan and Clete, there seems to be a will to establish a more robust community and mental health services in the City. This hinges upon building relationships and having a point place for County Social Workers, and hopefully a soon to be hired City Social Worker, to meet people where they are with services.



Memo

To: City Council
From: Frances McMullan, City Manager
Date: 8 February 2021
Subject: Infrastructure Projects Update

I-94 Crossing at Huron

The crossing of I-94 at Huron Street is still in the design phase and proceeding on-track for a 2022 construction. Lighting design is being finalized, and anticipated to cost the City approximately \$150,000; the lights will be incorporated into our ongoing service contract with DTE. Funding for construction of the crossing, estimated at \$3m, currently consists of a \$2.34m TAP grant; \$300,000 MNRTF grant; \$125,000 in federal HIPU allocation; an anticipated \$100,000 contribution from WCPRC; and an anticipated \$30,000 from Ypsilanti Township. The City is also expecting to contribute \$30,000 upon completion of the project (FY2022/23) as match. MDOT is the project manager, and will be bearing the up-front costs of construction. This project was recently positively featured in Concentrate and on WEMU.

I-94 Crossing at Grove

This project is a continuation of WCPRC's 2020 Border to Border trail work. The west sidewalk of the Grove St Bridge over I-94 is planned to be doubled in width by WCPRC; MDOT is planning to improve the safety fencing along the west side as well. ADA ramps will be provided as part of this project, linking to the recently-improved B2B trail to the north (crossing the former Ford plant drive). Construction is expected to begin in late spring/early summer. The City is not expected to contribute financially to this project.

2021 West Cross roadworks

YCUA and MDOT are planning to perform a significant amount of work on West Cross (Summit to Huron) this spring/summer. First, YCUA will be working with private property owners to replace water service leads, replacing fire hydrants and service leads, and other system repairs as needed. Once that work is completed, MDOT will be performing a mill-and-overlay of the asphalt portions of West Cross (Summit to Huron) and restriping. This work will require lane closures and potentially intersection closures at the projects progress. The City is expected to reimburse MDOT for the work completed in the parking lanes for a total of \$40,000, per the existing maintenance agreement.

Frog Island/Depot Town parking improvements

Frog Island Park requires updates at the north end for accessibility of the canoe/kayak put-in, fishing, the track, and parking; in the middle for parking and stormwater control; and at the south end/adjacent to the Market Plaza area to allow the Farmer's Market to expand and to allow for additional parking (this would likely be a flex space that can be used for events or parking as needed). A preliminary/high-level cost estimate has been developed of \$500,000 for design and engineering (of which \$80k for preliminary engineering, survey, and geotech), and \$2m for construction; the construction may be broken into smaller project areas or phases. A parking structure is possible and will be pursued as part of this project, but physical and funding challenges are expected; preliminary design and construction estimates

are forthcoming. The City has identified several potential partners and grant sources for this work, including Washtenaw County Parks and Recreation, private foundations, and the DNR. Council should expect future public hearings, cost updates, presentations, and more as this project progresses.





2020 Annual Report Ypsilanti Planning Commission

INTRODUCTION

The Planning Commission of the City of Ypsilanti is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, and by the City of Ypsilanti's Zoning Ordinance.

In 2020, the Planning Commission's membership was as follows:

Matt Dunwoodie (chair)
Jared Talaga (vice-chair)
Eric Bettis
Jessica Donnelly
Phil Hollifield

Michael Simmons
Mike Davis Jr.
Heidi Jugenitz (resigned December 2020)
Michael Borsellino (resigned July 2020)

Under the Planning Enabling Act, the Commission must provide an annual report to City Council, as the legislative body of the City. This report discusses,

1. The operations of the Commission during the past year
2. The status of any on-going planning activities
3. Recommendations to the legislative body related to planning and development

PLANNING COMMISSION OPERATIONS

The Planning Commission held twelve total meetings during 2020 which moved to a virtual platform once the state and city were affected by the COVID-19 pandemic. Two meetings had been cancelled. One meeting was a special meeting, and one meeting was a special joint meeting with the Sustainability Commission. Overall, Planning Commission acted on 31 items in 2020.

Applications

The Commission reviewed 13 site plan review applications- three as full site plan reviews and ten as limited site plan reviews. The Commission also reviewed 12 special use permit applications. All site plan review and special use permit applications were eventually approved; a few were tabled first for more information or clarity, then approved.

There were three zoning text amendments. Two were applied for by members of the public, one was applied for by the City. One zoning text amendment was recommended for denial; City Council subsequently denied the amendment as well. The other two were recommended for approval and were ultimately adopted by City Council. These involved updates to the medical and recreational marijuana portions of the zoning ordinance, to streamline provisions and make the ordinance more readable.

Special Planning Topics and Master Plan

The special planning topics included the Housing Affordability and Accessibility Report & Recommendations and the Sustainability Plan. Both of these topics were incorporated into the draft Master Plan update, which was recommended to City Council in December.

Planning Commission's Housing Affordability and Accessibility subcommittee and Non-motorized Advisory subcommittee continued to meet throughout 2020.

Bylaws

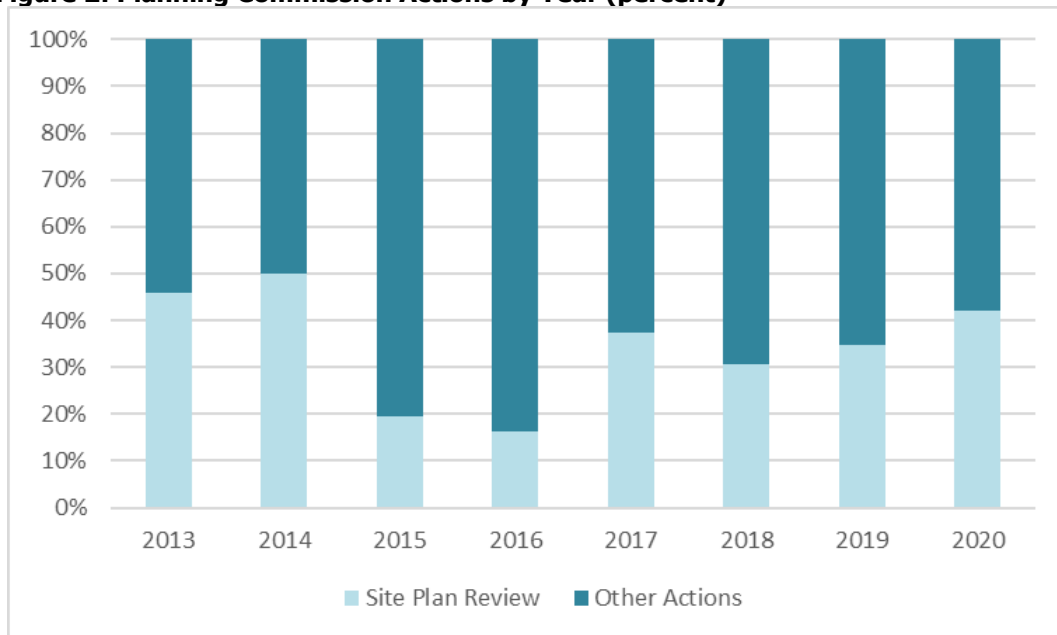
The bylaws were amended twice. One amendment clarified conflict of interest rules, and the other amendment updated the order of the meeting agenda.

Included in this year's annual report is the implementation matrix from the 2013 Master Plan. Note that the Master Plan is currently being updated.

Figure 1: Planning Commission Applications by Type (past five years)

	2014	2015	2016	2017	2018	2019	2020
Site Plan Review	9	7	5	6	12	8	13
Approved Site Plan Amendment	1	--	--	2	1	1	--
Special Use Permit	2	6	5	1	11	5	12
Zoning Map Amendment	1	1	2	1	4	--	--
Zoning Text Amendment	1	2	5	1	8	4	3
Master plan amendment	--	--	--	--	--	--	1
Planned unit development	--	2	1	1	1	--	--
Amend approved PUD	--	--	--	--	--	--	--
Alley/Street closure/Vacation	2	--	2	--	--	--	--
Change in non-conforming use	--	--	1	--	--	--	--
Capital Improvements Reviews	2	3	3	1	1	4	--
Special topic planning (begins 2010)	--	--	--	3	1	--	2
Study item (begins 2010)	--	7	1	--	--	--	--
Conditional Rezoning	--	--	--	--	--	1	--
Modification of Sign Standards (begins 2012, ends 2016)	--	1	--	--	--	--	--
Special Use Revocation (begins 2015)	--	1	--	--	--	--	--
Designation of Special Nonconforming Status (begins 2015)	--	6	6	1	--	--	--
Total Applications / Deliberations	18	36	31	17	39	23	31

Figure 2: Planning Commission Actions by Year (percent)



Master Plan Implementation Matrix

These goals and their matrices are taken directly from the Master Plan, adopted Oct 2013.

Capital Improvements Plan = CIP; Zoning Ordinance = ZO

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Center	C1	Building standards for centers that preserve the architecture	2014-2015	All Centers					Zoning Ordinance	Ordinance passed 2014	Completed
	C2	Allow renewable energy facilities on all buildings	2014-2015	All Centers					Zoning Ordinance	Ordinance passed 2014	Completed
	C3	Continue and expand the numbers, types of festivals and events	Ongoing	All Centers					Convention & Visitors Bureau (event attraction, destination marketing) Special Events policy (enabling)		Ongoing
	C4	Finish upper stories	Ongoing	All Centers					Zoning Ordinance (enable private investment) DDA (business & investment attraction)	Ordinance passed 2014 MEDC façade grant 2018	Ongoing- ZO completed. DDA ongoing efforts
	C5	Maintain and expand transportation options	Ongoing	Downtown					Capital Improvements Plan Zoning Ordinance (require last-mile infrastructure)	Capital Improvements Plan adopted 2015 Zoning Ordinance passed 2014	Ongoing

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
C6	Draft a business attraction plan for Downtown, Depot Town and Cross St	2014-2019	All Centers						DDA	RRC Certification obtained 2015	Ongoing
C7	Encourage business and event activity during the day and evening	2014-2019	All Centers						Zoning Ordinance (encourage mix of uses) DDA (business development)	Ordinance passed 2014	Ongoing
C8	Create a marketing campaign for the City of Ypsilanti	1-5 Years	All Center						Convention & Visitors Bureau	Community Tourism Action Plan adopted 2014	Ongoing- Update CTAP 2019. Also, City is working on Marketing Plan.
C9	Build curbless "festival" street on Washington	2014-2019	Downtown						Capital Improvements Plan	Capital Improvements Plan adopted 2015	CIP annual update/review
C10	Use vacant storefronts for temporary retail uses	2014-2019	Downtown						DDA (landlord outreach)	Ordinance passed 2014	Ongoing
C11	Permanent year-round home for Downtown Farmer's Market	1-5 Years	Downtown						Zoning Ordinance (enabling) DDA (attraction)	Downtown Farmers' Market established 2016	Completed
C12	Permanent year-round home for Depot Town Farmer's Market	1-5 Years	Depot Town						Zoning Ordinance (enabling) DDA (attraction)		Ongoing
C13	Install a wayfinding system	1-10 Years	All Centers						Convention & Visitor's Bureau	Complete, 2017	Completed
C14	Increase walkability (2-way streets & raised intersections)	2014-2024	Downtown						MDOT coordination (20-year	Capital Improvements	Capacity reduction planning 2019-2022

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
									horizon) Capital Improvements Plan	Plan adopted 2015	
	C15	Curbless "festival" street on River and Cross Street	2014-2024	Depot Town					Capital Improvements Plan	Capital Improvements Plan adopted 2015	Funding
	C16	Create a public space at new train station	2014-2024	Depot Town					Capital Improvements Plan	Capital Improvements Plan adopted 2015 Proposed Amtrak Stop Feasibility Study completed 2018	Ongoing- Applied for CRISI (Consolidated Rail Infrastructure and Safety Improvements) grant but was not awarded grant.
	C17	Separate Cross and Washtenaw	2014-2024	Cross Street					Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity reduction, 2-way conversion
	C18	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw	2014-2024	Cross Street					MDOT coordination Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity reduction, 2-way conversion
	N1	Continue and increase rental inspections and enforcement	Ongoing	All neighborhoods					Building Department		Ongoing
	N2	Assist continuation and expansion of EMU Live Ypsi program	Ongoing	All neighborhoods						Program continuing	Ongoing

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Neighborhoods	N3	Plan and zone for range of housing typologies for the needs of all ages and abilities	Ongoing	All neighborhoods					Zoning Ordinance	Ordinance passed 2014	Completed
	N4	Streamline multiple-family living arrangements into categories based on number of units and form, instead of use	2014-2015	All neighborhoods					Zoning Ordinance	Ordinance passed 2014	Completed
	N5	Continue home-based entrepreneurship	2014-2015	All neighborhoods					Zoning Ordinance (enable)	Complete	Completed
	N6	Regulate the form of buildings to preserve the character of neighborhoods	2014-2015	All neighborhoods					Zoning Ordinance	Complete	Completed
	N7	Preserve the character of the area by using regulations on street type, building type as well as use	2014-2015	Central neighborhoods					Zoning Ordinance, Engineering Standards	Complete	Completed
	N8	Regulations of the variety of housing types, uses and lot sizes will be calibrated to the existing patterns	2014-2015	Central neighborhoods					Zoning Ordinance	Complete	Completed
	N9	Limit uses to predominantly single-family residential uses in areas with small	2014-2015	Outlying neighborhoods					Zoning Ordinance	Complete	Completed

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
		houses, suited for only single-family use									
	N10	Create 'Eco-Districts' in neighborhood parks	2014-2024	All neighborhoods					Zoning Ordinance (enable); Parks Plan > Capital Improvements Plan (planning & Execution)		Ongoing
Corridor	Co1	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	2014-2015	All corridors					Zoning Ordinance	Complete	Completed
	Co2	Retain the mix of uses within each corridor but allow them throughout the area	2014-2015	All corridors					Zoning Ordinance	Complete	Completed
	Co3	Reinforce the preservation of historic buildings	2014-2015	Historic corridors					Zoning Ordinance; Historic District ordinance	Complete	Ongoing
	Co4	Maintain River Street as a historic boulevard	2014-2015	Historic corridors					Zoning Ordinance, Capital Improvements Plan		Ongoing
	Co5	Require a pedestrian-friendly building form while allowing a mix of uses for both students and	2014-2015	General corridors					Zoning Ordinance		Ongoing

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
		residents along Huron River Dr, LeForge & Railroad corridors									
	Co6	Coordinate regulations for Washtenaw with the County Re-Imagine Washtenaw Ave Plan	2014-2015	General corridors					Zoning Ordinance	Ongoing	Ongoing
	Co7	Restore Harriet St as the Main St of adjacent neighborhoods	2014-2015 for ZO / 2014-2024 years for street improvements	General corridors					Zoning Ordinance, Capital Improvements Plan	Ordinance passed 2014, ongoing	Ongoing
	Co8	Restore two-way function to Cross, Huron and Hamilton Streets	2014-2024	Historic corridors					MDOT Coordination Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity/lane reduction project
District Areas	D1	Update regulations to create walkable areas at the border of the City and EMU campus	2014-2015	EMU					Zoning Ordinance	Complete	Completed
	D2	Create regulations that support the existing building form but assure access by all modes of transportation	2014-2015	Health & Human Services					Zoning Ordinance	Complete	Completed
	D3	Allow renewable energy facilities, such as solar panels, on industrial land	2014-2015	Job Districts					Zoning Ordinance	Complete	Completed
	D4	Reduce the minimum lot size and width in	2014-2015	Job Districts					Zoning Ordinance	Complete	Completed

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
		the industrial park to create more opportunity									
	D5	Align economic development incentives and programs to encourage emerging sectors that align with the Guiding Values and the employment potential of residents	1-5 years	All Districts						In Progress	Ongoing
	D6	Create "Welcome to Ypsilanti" packages for new EMU students, including web version	1-5 years	EMU					Website & PDF Authorship?		Package creation
	D7	Encourage use or redevelopment of unused parking lots	2014-2019	HHS & Job Districts					Zoning Ordinance (enable)	Complete	Completed
	D8	Create a 'front door' for EMU in the area created by the reconfiguration of Cross and Washtenaw	2014-2024	EMU					MDOT coordination Capital Improvements Plan		Capacity reduction & conversion to 2-way
General	G1	Establish "Aging in Place" programs	2014-2019	All neighborhoods					Zoning Ordinance (enable), Capital Improvements Plan (accessibility)	Ordinance passed 2014, Capital Improvements Plan 2015	Ongoing

LOOKING FORWARD

At the end of 2020, these planning projects remain in progress:

- An update to the Master Plan is currently taking place. Plan update was distributed for public comment. Planning Commission public hearing for Plan will likely be at April 2021 meeting.
- 2020 goals included housing affordability and accessibility; housing density; sustainability planning; non-motorized transportation; traffic on Hamilton, Huron, and Washtenaw; Water Street; 220 N. Park; 206-210 N. Washington; and general implementation updates. These continue to be priorities going into 2021.
- The Planning Commission will continue to provide review of the annual Capital Improvements Plan prior to adoption by City Council, per state act.

ACTION

At its January 20, 2021 meeting, Planning Commission **approved** the 2020 annual report and its transmittal to City Council.



Resolution No. 2021-036
February 16, 2021

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or three (3) members of Council.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
16 day of February 2021

#Resolution No. 2021-036