

1. Agenda

Documents: [01- PLANNING COMMISSION AGENDA 10-24-2012 .PDF](#)

2. Packet

Documents: [PCPACKET_102412_REVISED22 .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, September 24, 2012 - 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Daniel Lautenbach	P	A
Brett Lenart	P	A
Richard Murphy	P	A
Kelly Weger	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- September 19, 2012
- October 15, 2012

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items & Presentations

- Grove Road Capital Improvement Review (TG)
Presentation
- 311 S. Grove – rezoning request – B2 to B4 (BW)
Public hearing and presentation
- Food production and processing text amendments (TG)
Public hearing and presentation

VI. Old Business

- Water Street Recreation Center update (TG)
- Master Plan RFP proposal recommendation to City Council (TG and committee)

VII. New Business

- December meeting date discussion

VIII. Committee Reports

- Nonmotorized committee [Murphy, Johnson]

IX. Future Business Discussion / Updates

Ainsworth rezoning request, Ecorse McDonald's site plan amendment

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
September 19, 2012
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, R. Murphy, D. Lautenbach, M. Bullard, P. Hollifield, K. Weger

Absent: G. Clark (excused) C. Zuellig (excused)

Staff: Teresa Gillotti, City Planner II
Bonnie Wessler, City Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – July 25, 2012

Commissioner Lenart moved to approve the minutes of July 25, 2012 as read (Support: M. Bullard) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Ian Klepetar, 309 Oak – just recently moved to the area. Interested in transportation and encouraged the commission to be bold and visionary, keeping in mind when designing roadways, it is what the public would like. He is particularly interested in biking, traffic volumes, width of roads and speeds.

Chairperson Johnson recommended to Mr. Klepetar check out the city website for information on the various commissions, adding that he may be interested in the non-motorized sub-committee since they are always looking for board members.

V. PUBLIC HEARING ITEMS & PRESENTATIONS

None

VI. OLD BUSINESS

1. Water Street Recreation Center Update

Ms. Gillotti stated that there will be a public presentation by the UM design team which is comprised of two professors and eight students who have been working on two design schemes for the proposed Water Street Recreation Center. There are two large site concepts. The models will be at Spark East starting on Tuesday. The formal presentation will be held on Thursday, September 27, 2012, from 4 – 7 p.m. They will use this opportunity to get feedback, i.e. interaction with Michigan Avenue, the river, etc. from residents, business owners and interested parties.

2. Master Plan RFP process update

Commissioner Lenart stated that the Master Plan Sub-Committee has met twice now since receiving proposals for the RFP for an update to the Master Plan. Five proposals were received and out of that process, they have arrived at two preferred proposals. They envision early October inviting these two firms for a non-traditional interview with whoever would be interested in attending: City Council, ZBA, Parks & Recreation, Planning Commission, and DDA. Commissioner Lenart went into more detail on how the Master Plan Sub-Committee perceives what would be included. Commissioners had many questions and lots of input.

Ms. Gillotti recommended that the commission pick two locations, have staff take and provide the firms with photos and GIS map of area – have them tell us what potential is – no formal presentation, no graphics, no boards, no power points – basically discuss what the challenges of the site are and how the firms would approach them. Tentative date of presentation is October 11, 2012.

After further discussion on various possibilities of what would be required of these two firms and how these sessions would be conducted, Commissioner Weger moved to interview the two firms as recommended by the Master Plan Sub-committee, no visuals preferred and have staff provide the areas in question as noted above (Support: R. Murphy).

3. Site Plan approval Extension Requests

a. 328 E. Michigan (Rent-A-Center)

Bonnie Wessler stated that the original site plan was approved. This is a national chain and recently they had a change in leadership, the paperwork was lost and they are now running into a time constraint. Commissioner Lenart moved to grant a six month extension (Support: K. Weger) and the motion carried unanimously.

b. 301 W. Michigan (Key Bank Building)

Bonnie Wessler stated that this original site plan was also approved. They have recently lost one of their major tenants and had planned on that income. They would like more time to do some refinancing. Commissioner Lenart moved to grant a six month extension (Support: R. Murphy) and the motion carried unanimously.

VII. NEW BUSINESS

1. Alley Vacation – East-west alley bounded by East Cross, River, Photo and Ninde

This is a request for an alley vacation that is located at the rear of the building owned by the applicant. While the alley physically does not behave as such, it has been treated by the adjacent property owners as if it were private property. If approved, this vacation would primarily provide a change in legal documentation, rather than a functional change of the property.

This alley does not exist in the original plat; there were no east-west alleys dedication in the Compton & Showerman's addition, of which the subject properties are a portion. The alley appears to have been dedicated as a portion of Lot 315 of the original plat at a later date. There are no recent surveys available of the properties in this block and there are conflicting legal descriptions on the exact location of the alley and related property lines. Overall, the legal boundaries have shifted quite a bit from the original plot and successive deeds for what appear to otherwise be the same property, have differing legal descriptions. Thus, it is impossible for staff to determine the precise location of the alleyway in question or whether there have been encroachments upon it. As a result, staff is recommending a boundary survey of all properties in the block bounded by River, Ninde, Photo and E. Cross prior to execution of the vacation.

Other factors that may be important to consider for this request include fire protection, snow removal, and trash collection.

As the alleyway does not serve a vital function for the neighborhood, and that its vacation will not negatively affect the health, safety, welfare or traffic/freight patterns of the neighborhood, staff recommends that they alley be vacated. However, to eliminate confusion about parcel boundaries in the future, staff strongly recommends that the block in question be surveyed prior to executing the vacation of the alleyway. Staff further recommends that a shared use access easement be executed along adjacent properties to ensure future access.

After much discussion, Commissioner Lenart moved to approve recommendation to City Council of the vacation of the alley bounded by East Cross, River, Photo and Ninde, subject to the following findings:

1. Subject to verification that there are no public utilities in the easement.
2. Subject to the five standards that were included in the staff report dated September 13, 2012.

The motion was supported by Commissioner Lautenbach. A roll call vote was taken and carried unanimously.

VIII. COMMITTEE REPORTS

- Master Plan Update Committee – (Johnson, Murphy, and Lenart) noted above.
- Ordinance committee (Bullard, Lautenbach, Weger) – no update
- Non-motorized transportation committee (Johnson, Murphy) Minutes of meetings held in May and June were included in packets. Commissioner Murphy noted that MDOT in Indiana/Illinois are starting up a process of planning capital and service improvements for the whole Chicago/Detroit/Pontiac passenger line, which may be an opportunity to get a stop in Ypsilanti for one service or another. They will have a Webinar on Monday, 9/24/12 and public scoping meeting in Dearborn on Wednesday, 9/26/12.

IX FUTURE BUSINESS DISCUSSION/UPDATES

Grove Road Capital Improvement Plan review: Food related ordinance amendments; disposition policy.

Ms. Gillotti stated that the City expects to move forward on the Grove Road Capital Improvements and expect to have the plan review with particular interest that the links to the order-to-border trail, etc. are addressed. Staff hopes to bring back the food related ordinance amendments and a disposition policy.

A rezoning application was submitted for 311 S. Grove for Total Auto Repair, for either B4 or CI for used car sales, minor auto repairs.

VI. ADJOURNMENT

Since there was no further business, Commissioner Murphy moved to adjourn the meeting (Support: M. Bullard) and the motion carried unanimously. The meeting adjourned at 8:07 p.m.

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
October 15, 2012
CITY COUNCIL CHAMBER
6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

II. ROLL CALL

Present: R. Johnson, R. Murphy, B. Lenart, C. Zuellig, D. Lautenbach,
P. Hollifield

Absent: G. Clark (excused) K. Weger (excused). M/ Bullard (excused)

Staff: Teresa Gillotti, City Planner
Bonnie Wessler, City Planner I
Nan Schuette, Executive Secretary

III. AUDIENCE PARTICIPATION

None

IV. PUBLIC HEARING ITEMS & PRESENTATIONS

Ms. Gillotti stated that this is a special meeting for Master Plan and Zoning Ordinance Revision Consultant Presentations. Chairman Johnson stated that the board would be interviewing two companies in response to an RFP sent out on a revision of the Master Plan and Zoning Ordinance. He reviewed the format of the presentations. Ms. Gillotti added that the first company is a local firm and the second one is based out of Traverse City, Michigan.

Megan Masson-Minock, Project Manager, introduced herself representing ENP & Associates. She also introduced Erin Perdu, who owns and operates the company, which was founded in 2002. They are based in Ann Arbor, Michigan and can offer decades of experience on comprehensive planning, GIS systems, public participation and implementation. Ms. Masson-Minock added that they have worked in communities that share many of same characteristics of Ypsilanti, including Howell, Ferndale and Detroit. She detailed the various services they have

provided for each of these communities and also referred to various companies that they have partnered with in previous projects to provide expertise as needed, which included Diane Van Buren of Zachary Associates, who has expertise in market rate housing, low income housing and commercial district redevelopment, AECOM, who have skills in transportation oriented designs, and Ross Johnson of 3.7 Designs to do a website, blog and social media campaign.

Ms. Masson-Minock stated that Ypsilanti faces the challenge of having the underlying structure of an early 20th century town, regulations of a post WWII suburb and desire to be a 21st century city. These three components are at odds with one another and a master plan process, coupled with revision of the zoning ordinance, should bring these components together to create a sustainable community. The challenge is of course, that the budget could be spent on any one of these components but their team has designed a process to allocate the resources in more targeted ways. The result of this will be a policy direction that, while targeting a series of actionable changes that can be implemented within the next five to ten years, will also serve the City well over the long run.

She added that they plan “with” communities and not “for” communities. The project approach would be a collaborative process, in which the community, the stakeholders and the City’s leadership “own” the ideas. This involvement is necessary to build on the vision/outcomes to have lasting value. Their process identifies what is working in the City and then focuses on what is not. They propose a process that shortens the project time-line from 30 months to 18 months since it is their opinion that this will result in higher levels of collaboration, better communication and a more integrated Master Plan and Zoning Ordinance.

Ms. Masson-Minock stated that they had chosen the area of Ecorse and E. Michigan and described their approach on how they see this area working for the betterment of the City. They had map boards of the city from 40+ years ago up to the present and how the city had evolved. Ms. Perdu added that these boards fit into their process and help them with the discovery and also help to inform the discussion, which is on-going, i.e. how the connection to the neighborhood works or does not work? They would bring this information to the charrettes, have it at the open house so that people can indicate how they see it, as well as walking neighborhoods and have them identify how a specific neighborhood feels when you walk through and what is special about it. There are certain amenities at this intersection that people need to have accessible, social services, etc.

Ms. Van Buren added with the images of maps, you can see the transition over the years – parking may have been required that was tied to regulation but is there another kind of vision on this for the 21st century?

All of the participants gave detailed information on their understanding of the project and were excited about the possibility of being involved.

There were a number of questions by board members; 1) compression of the schedule from 30 months to 18 months, 2) how ENP felt Ypsilanti was unique to them compared to Ferndale and Howell, 3) recommendation of possible extension of the Historic District, 4) form based approach to overlay. All of their questions were responded to in complete detail.

Questions were also taken from the audience and responded to. Because of the time limit, it was recommended that any further questions by board members be sent in written form to staff, who in turn, can elicit responses from ENP & Associates.

Chairman Johnson thanked the group for a very informative presentation.

After a short break, the second company, Land Information Access Association (LIAA) was in attendance to make their presentation. Mr. Joe Vandermuellen, Executive Director, introduced his team. While his company is based in Traverse City, he is partnered with the Michigan Association of Planners, (MAP) based in Ann Arbor, the Huron River Watershed Council (HRWC) in Ann Arbor and Olson, Bzdok & Howard, a public interest legal firm in Traverse City and Harry Burkholder who would be the lead planner for the project. He feels that they bring together extensive research capacity, facilitation and process experience and a commitment to community sustainability and resilience throughout Michigan. Mr. Vandermuellen added that they have secured an additional \$55,000 from private funding for this project and they are also committing another \$20,000 in reduced overhead charges.

Mr. Vandermuellen discussed his understanding and challenges of the project, specifically, the challenges faced by the City. One in four city residents live below the poverty lines and nearly as many receive food benefits. Nearly 68 percent of the city's housing stock was built before 1970, resulting in upkeep and high energy costs. Fifteen percent of this stock is vacant and 60 percent of it is rental. Minority populations disproportionately suffer from these challenges.

Regional and global forces have unprecedented influence on local communities. While no local plan or ordinance can predict or control external forces, it is also true that these forces have accelerated and will continue to accelerate challenges to sustainability of local communities. Communities have the ability and opportunity to design policies and plans that are explicitly constructed to face current challenges and prepare for uncertain futures.

Planning for resilience requires a comprehensive approach and works best when various sectors and interest groups are communicating, cooperating and coordinating their action. It also demands intensive civic engagement and involvement to recognize the community's strengths and vulnerabilities as well as a commitment from community leaders. Mr. Vandermuellen listed several projects they have worked on in numerous projects across Michigan that he feels share community development circumstances similar to Ypsilanti.

Mr. Burkholder, Community Planner for LIAA stated that they selected the Downtown area and Water Street as mentioned in the RFP to describe their approach. He planned to review the work plan and discuss some of the tasks and activities that they hope to achieve. He would create a website with a name board to enable the public to have access since public input is very important. They will also develop an aggressive branding and marketing campaign to win the attention of residents using public notices, advertising, posters, flyers, social media and web-based outreach efforts. They are prepared to build a unique civic engagement program with a focus on enhancing community sustainability and resilience. They will also work with a Steering Committee to plan and facilitate at least four large community workshops involving professionally facilitated small group discussions as well as large audience, interactive presentations. Workshops provide an opportunity for participants to respond and react to an

overview of existing conditions and current trends. Through this interactive discussion, participants will develop the vision and major themes of the Master Plan.

Ms. Andrea Brown, Director of MAP, detailed some of the strengths that MAP can bring to the project.

Board members asked a number of questions regarding 1) how their process interacts with neighborhoods, 2) how they would bring innovative ideas to our project, 3) role of HRWC, 4) Ypsilanti larger project than they have worked on and how would that compare to our city, 5) use of prime consultant or sub consultant on previous projects 6) describe typical charrettes. They responded to these questions in more detail.

After this presentation was concluded, Mayor Schreiber thanked the Planning Commission for all the time, effort and thought that had gone into this project and the professionalism of each of the board members.

Ms. Gillotti again stated that because of the time allotted for these presentations, board members should email any questions they have to her and she in turn, will forward to the company in question and include the responses in the packets for the next Planning Commission meeting on October 24th.

V. ADJOURNMENT

Since there was no further business, Commissioner Lenart moved to adjourn the meeting (Support: D. Lautenbach) and the motion carried unanimously. The meeting adjourned at 8:45 p.m.

(1) Inventory the proposed geographical extent of the project.

- Functional Classification: Principal Arterial
- Major Street
- Right of Way width: 100' (*double-check*)
- Traffic lanes: 2
- ON-street parking: No.
- Existing vehicular ADT: 7700 (per WATS counts; counters being installed shortly to update, per OHM)
- Projected vehicular ADT: 9800 – Year 2031
- Speed limit: 25
- Percent heavy vehicles: 5%
- Center turn lane: Yes
- Transit facilities: None within project extent; several adjacent on Emerick. Bus does travel through project extent.
- Bicycle facilities: Bike lanes both sides, paved shared-use path on west side
- Sidewalks: Paved shared-use path on west side. Intermittent sidewalk on east side. Project includes sidewalk from Service Drive to Rite Aid. Sidewalk along frontage of bank not possible without impacting bank site layout. Midblock crossing to be added at Service Drive. All ramps to be upgraded to ADA standards.
- Landscaping w/in ROW: All disturbed areas to be restored with topsoil, seed, and mulch. No trees proposed.
- Lighting: 8 existing street lights on east side.

(2) Check for consistency with adopted plans & City legal obligations:

- Master Plan: Non-Motorized Transportation Plan
 - Does the plan note any deficiencies in the area under consideration? Please list & cite page numbers.
Page 45; "Improve the existing non-motorized crossing on Huron and Grove" and page 48; lacking pedestrian facilities on east side"
- ADA settlement/ADA compliance plan

- Does the proposed project contain any locations slated for upgrade in the ADA compliance plan?
The ADA ramps will be installed in the project area according to current ADA standards.

(3) Motor Vehicle Facilities (non-freight)

- **Major Street: <10,000 ADT**
Grove/Prospect is a Major Road per NFC classification; it is the main north-south road along the east side of Ford Lake
 - **2 travel lanes + 1 turn lane**
 - **11' vehicle travel lanes (can have smaller turn lanes)**
 - **Design speed- unconfirmed. Posted speed 25mph.**
 - **Long-term: consider intersection improvements at Maus/Grove/Prospect**

(4) Transit facilities

- Bus
 - Consult with AATA on all capital improvement projects w/in 100' of a stop or on a bus route. **(email sent to Chris White, anticipate hearing back by 10/24)**
 - When a bus stop is located within the geographic scope of a capital improvement (ex, a bus stop on a street), ensure that the bus stop will be ADA-compliant (add concrete pad) and that any bike lanes in the area are appropriately marked by broken lines & other MUTCD-compliant symbols as necessary.
 - **No bus stops within extent, however, bus stops located adjacent to project area, along Emerick.**

(5) Check for bike facilities

- Transitions- at intersections, not mid-block
 - Bike lane is continuous throughout the project, no transitions southbound; **transition will be needed at north-east end of project extent**
- Lanes of travel

- Bike lanes
 - 4' wide minimum, exclusive of gutter pan (*met*)
 - Wider by 1', max of 10', for (*met*)
 - each 5 mph above a 25mph 85th percentile speed (ex: 35mph = 6', exclusive of gutter pan) OR
 - for each 5,000 by which ADT exceeds 10,000,
 - Pavement markings (bike lane decal) every block, in addition to 6" lane marking (*marking details not yet available*)
- Sharrows & share the road signage
 - At terminus of bike lane (*northbound east side- marking plan not yet complete*)
- Lighting: required on all Major Streets; recommended on Local Streets. **Eight streetlights are within the project extent. One is at the corner of S. Grove and Service, and another just east on Service Drive.**
- Sidewalks
 - Major Streets in commercial/mixed-use:
 - 6' min
 - 5' buffer between sidewalk and street
 - **Sidewalk gap exists at south-east end or project extent due to encroachment into ROW by parking area @ bank**

(6) Check for pedestrian facilities

- Crosswalks
 - **Staff and OHM considered two pedestrian crossings of S. Grove, one at Emerick and one at Service Drive. OHM did not feel comfortable with two mid-block crossings at such short proximity, so decided to evaluate both and find the best appropriate. Service drive was recommended for linkage into Gault Village as well as connection to North Bay Park and Border to Border trail.**
- Striping/markings
 - Major Streets: Longitudinal ("piano keys")
 - If crosswalk is less than 6' wide, enclose longitudinal with transverse for visibility (*marking plan not yet complete*)
 - *Posted speed limit in this area is 25mph; travel speeds are anecdotally much higher. Recommend study of actual travel speeds; possible traffic calming methods &/or more robust ped crossings (RRFB, HAWK) may be recommended.*



Memo

To: Planning Commission
From: Teresa Gillotti and Bonnie Wessler
Date: October 24, 2012

Subject: Capital Improvement review – 2013 Grove Road Project

In 2011, Planning Commission recommended and City Council adopted a complete streets ordinance. As you recall the ordinance requires consideration of all transportation options whenever there is a capital improvement project undertaken in the city. A checklist has been employed by the staff and the City Engineering firm OHM to help evaluate complete streets elements as part of the Capital Improvement review process.

Grove Road Project

Attached is a document showing the project area of 2013 South Grove road reconstruction project. The project area extends from S. Grove at Emerick Street (the City boundary) to just north of the intersection of S. Grove and Service Drive. The work does not include any water or sewer improvements. All existing drive approaches will be replaced and sidewalk and a pedestrian crossing at Service Drive are proposed.

Existing Conditions

Currently, S. Grove in the project area consists of the following:

- Two 12 foot travel lanes
- One 12 foot center-turn lane
- Two 6 foot bike lanes
- 2 foot curb and gutter on each side
- Total street width of 52 feet
- No pedestrian crossings
- Existing bus stop on South end of Emerick near existing sidewalk

Proposed Changes

- Two 11 foot travel lanes
- One 11 foot center turn lane
- Two 5 foot bike lanes
- 2 foot curb and gutter on each side
- Total street width reduction from 52 to 47.
- Sidewalk connection between Rite Aid and existing sidewalk north of Service Drive (east side of Grove)
- Addition of a mid-block crossing and ADA Ramps at two corners at S. Grove and Service Drive

- Addition of ADA ramp on west side of Grove at proposed mid-block crossing with connection to Border to Border trail and North Bay Park entrance
- Removal of southerly sidewalk if bus stop location to change

Staff Review

City staff was especially concerned with providing improved connections to North Bay Park and the Border to Border trail, including accessibility improvements. As proposed, the pedestrian crossing will provide ADA accessibility into the park as well as a dedicated crossing. Service Drive is also an entrance to nearby shopping including a grocery store which is another accessibility concern.

Staff has also requested that OHM provide quotes for pedestrian improvements just north of the study, in particular on the west side of the street where sidewalk ends, and provides an unfortunate gap in sidewalk coverage, as there no fully accessible pedestrian crossings over I-94 into Ypsilanti Township. This could either result in an expansion of the project area, or a potential separate project to be funded separately.

Marcus McNamara from OHM and Stan Kirton from DPS will be present to explain the project and answer any questions. Mr. McNamara is hoping to provide additional information to the Planning Commission in the form of future changes related to AATA bus stop locations as well as updated traffic counts.

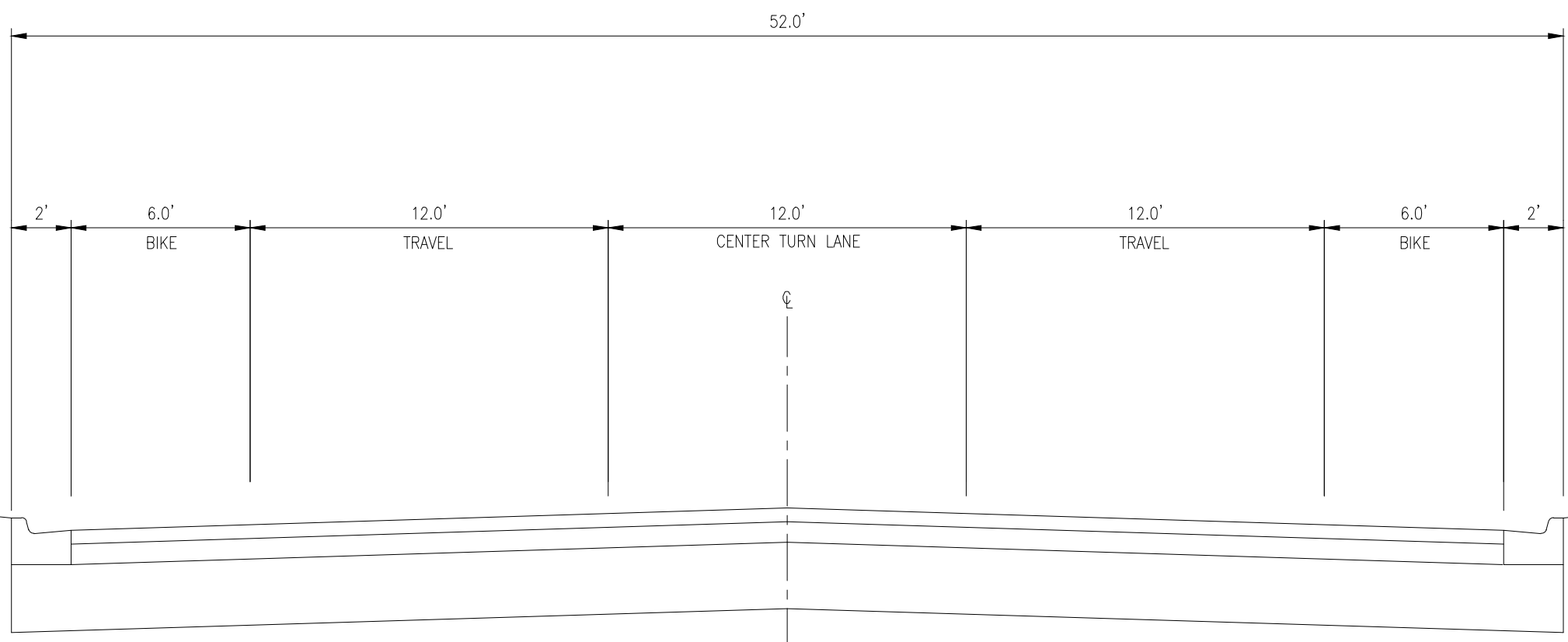
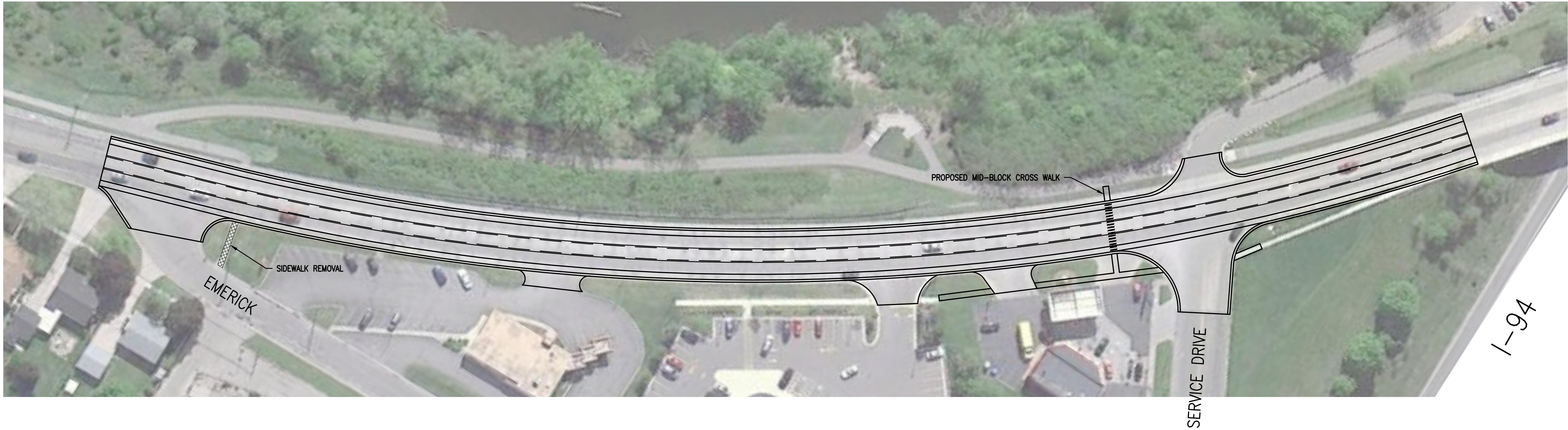
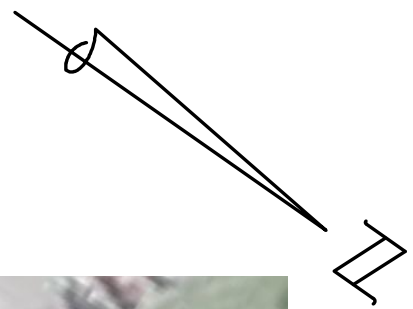
Attachments:

- South Grove preliminary design
- Complete Streets review checklist

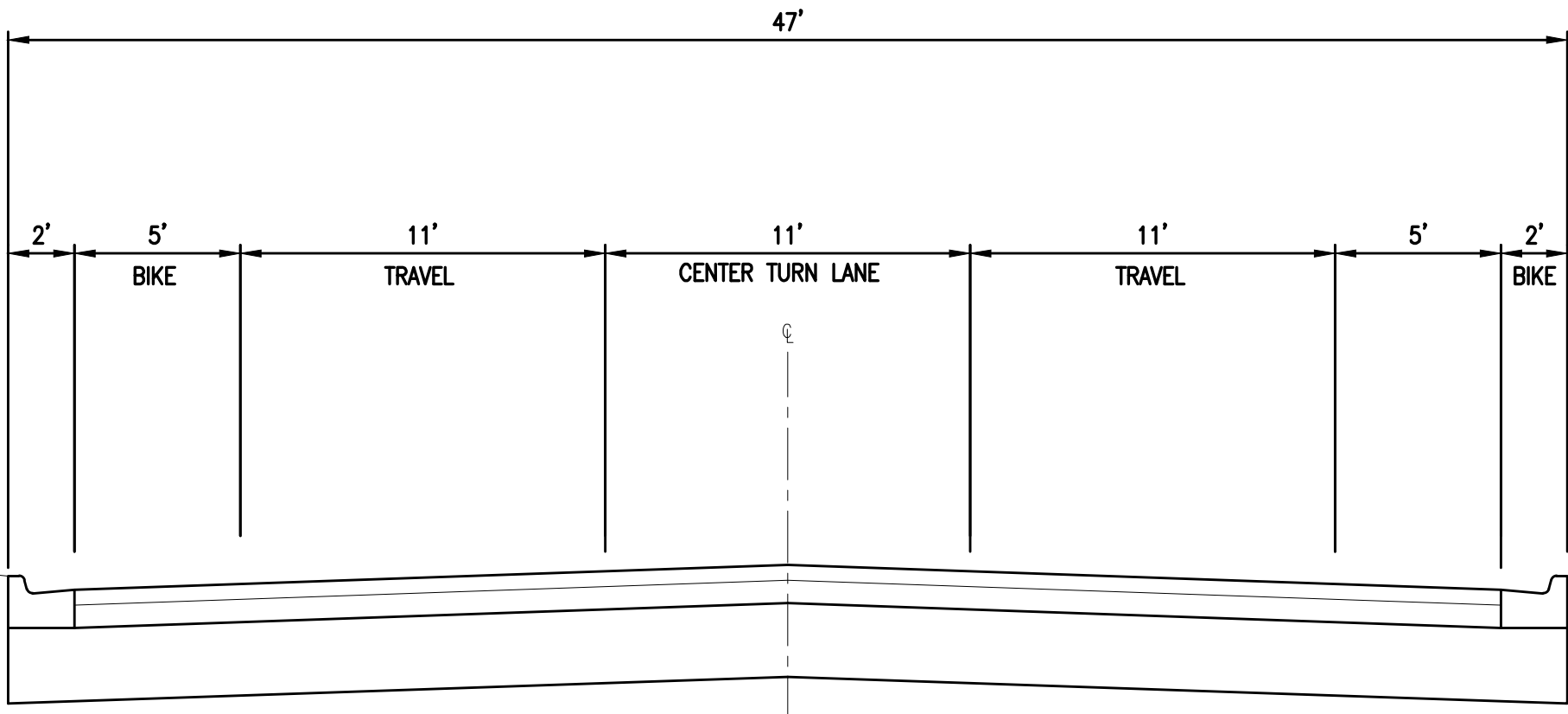
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GROVE STREET

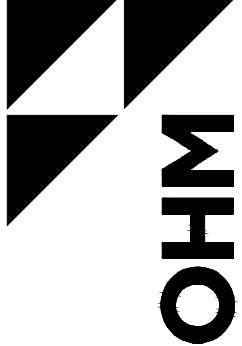
TOTAL PROJECT LENGTH = 1236 FT



EXISTING LANE CONFIGURATION
DEDICATED BIKE LANES BOTH SIDES



PROPOSED LANE CONFIGURATION
DEDICATED BIKE LANES BOTH SIDES



GROVE STREET PAVEMENT
EMERICK TO I-94
PAVING PLAN

SHEET
1

DATE	CADD PR	ENG ARCH	PROJ MGR MM	SECTION 15	TOWN 3S	RANGE 7E	COUNTY WASHINGTON	CITY/VILLAGE/TOWNSHIP YPSILANTI	SCALE H: 1"=50' V: -	HORIZ DATUM NAD 83/84	VERT DATUM NAVD83
CLIENT CITY OF YPSILANTI									JOB # 0094-09-0010		
REVISIONS:									REVISIONS:		
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427									WWW.OHM-ADVISORS.COM		
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City of Ypsilanti
Planning and Development Department

27 September 2012

**Staff Review of Rezoning Application
Complete Auto Rezoning
311 S Grove**

Applicant:	Ayad Jacksi Complete Auto Service Center, Inc 311 S Grove Ypsilanti, MI 48198
Project:	Complete Auto Rezoning
Application Date:	19 September 2012
Location:	East side of Grove, between Factory/Maus to the north and Prospect/Tyler/Grove intersection to the south
Zoning:	Current: B2, Community Business
Master Plan:	Community Commercial (B2, per p 72)
Action Requested:	Rezone to B4, General Business <i>OR</i> CI, Commercial-Industrial
Staff Recommendation:	Denial.

PROJECT AND SITE DESCRIPTION

Rezoning is requested for a single, 0.34-acre parcel. The property is currently used for major auto repair; the property owner wishes to add auto sales to the business.

Staff did decide to review the entire block from 311 S. Grove including 317, 319 and 413 S. Grove as well as 306, 308 and 318 S. Prospect. However, note that staff did overlook noticing for all parcels except for 311. If the Planning Commission would like to consider rezoning the entire triangle, the item should be tabled and noticed for the entire area.

Figure 1: Subject Site Location & Zoning

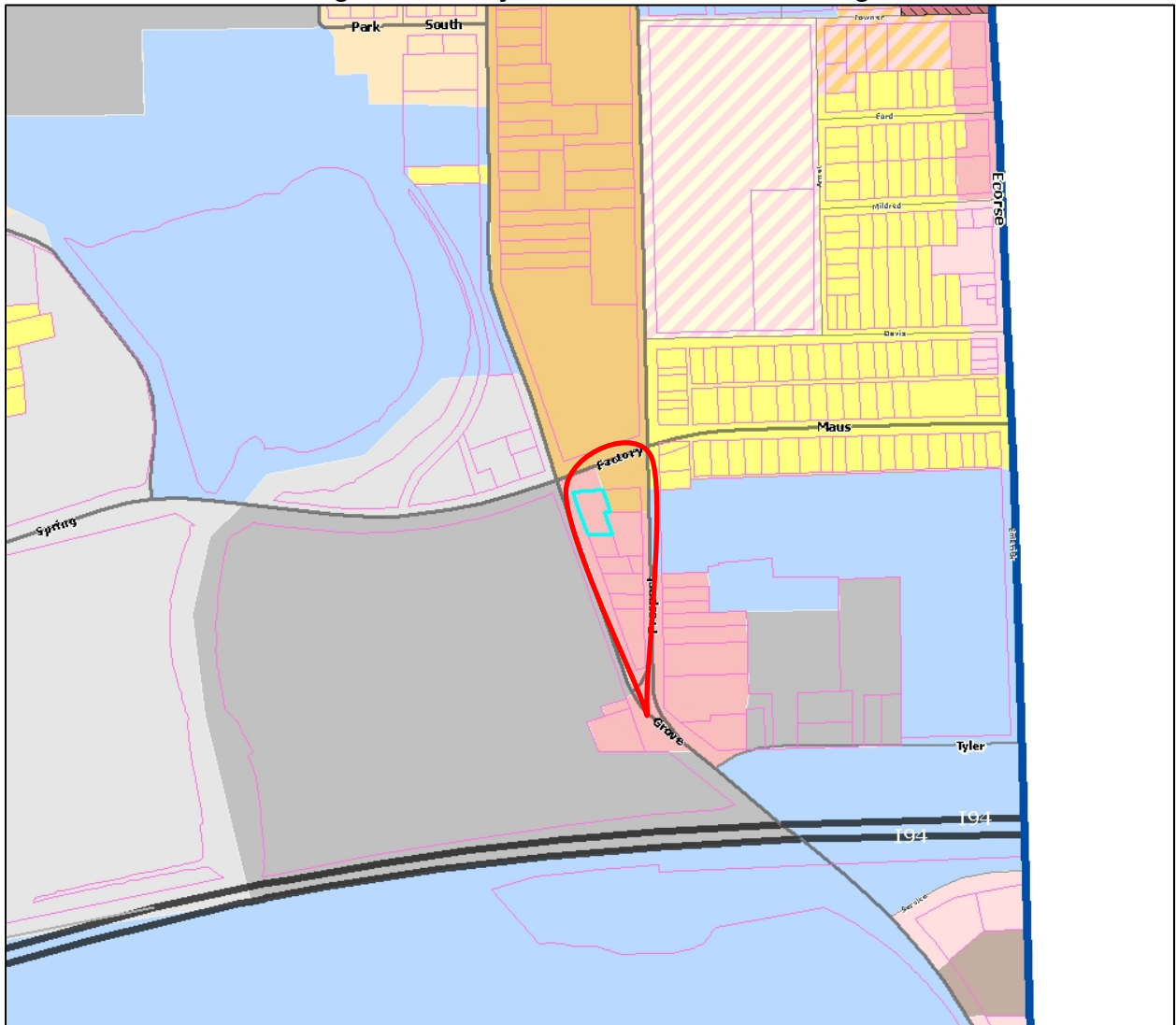


Figure 2: Site Aerial (2010)

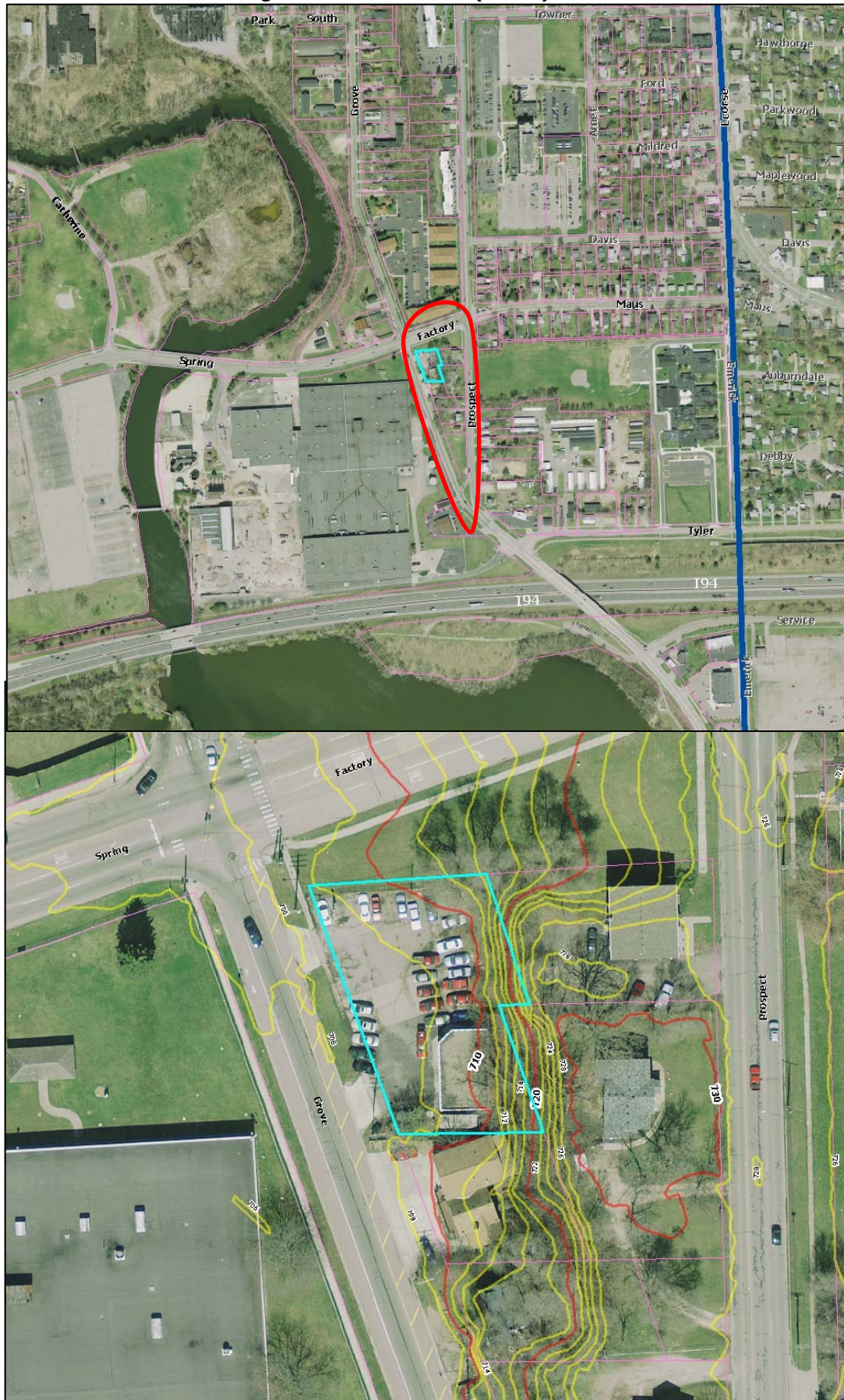


Figure 3: Topography (2ft contours, Washtenaw County database)

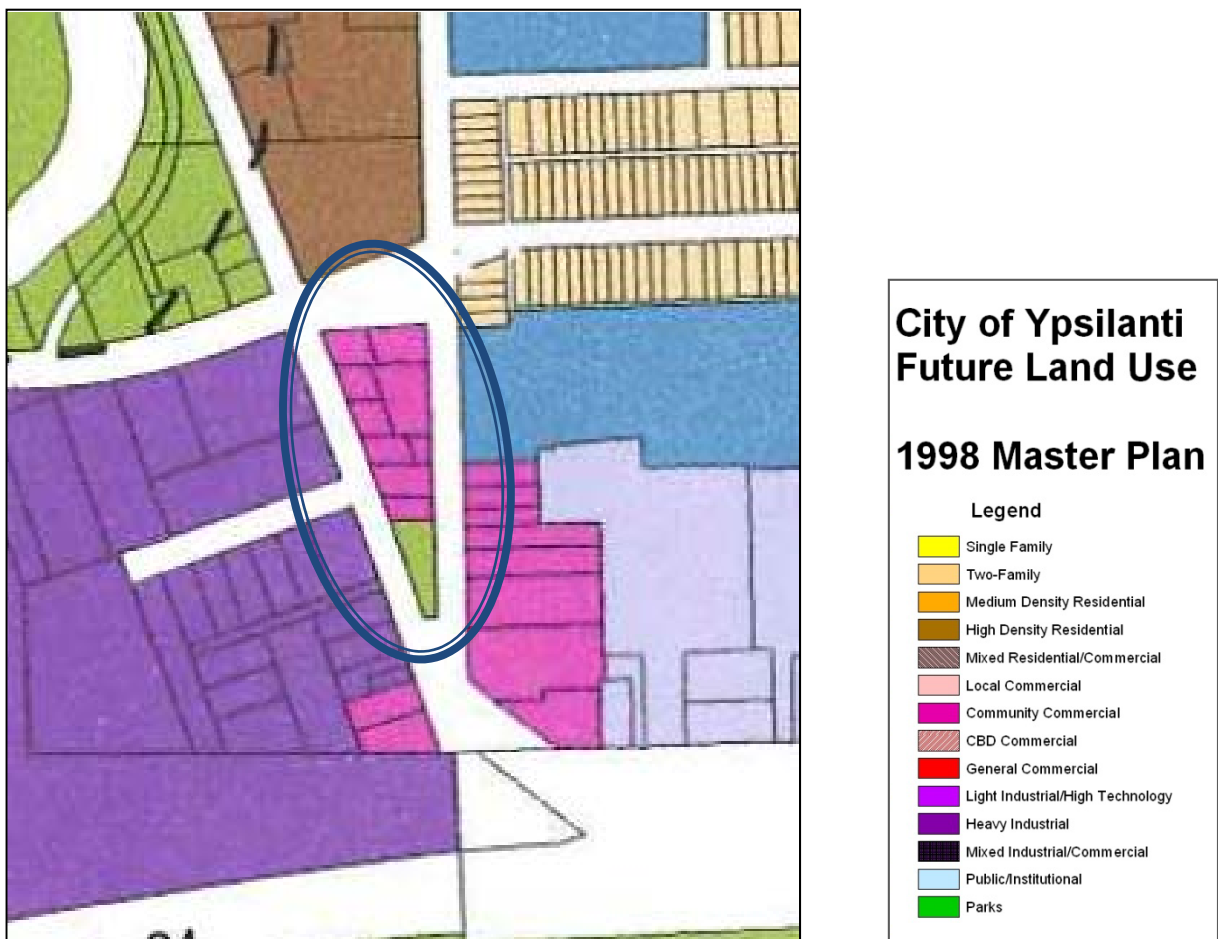


MASTER PLAN

The subject property is within the “Gateway Area / Perry Neighborhood.” Goals for this neighborhood include “creating a positive entry into the City via design, landscaping, and signage; improving the linkages between neighborhoods and Downtown; upgrading the commercial properties along East Michigan Avenue; preventing unwanted land uses along West Michigan Avenue; and improving and redeveloping the existing housing stock.”

The future land use map, below, shows the block as Community Commercial, the equivalent of B2 with the exception of the southernmost parcel as Public Land (Haab Brothers Memorial Park).

Figure 4: Future Land Use Designations



EXISTING LAND USE AND ZONING

Only one parcel is under consideration for rezoning; it is currently used for legal nonconforming minor auto repair and zoned as B2.

Figure 5: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	138-unit multifamily	R4, Multiple-family high-density residential (due north)
	Commercial Garage (major repair)	M1, Light Manufacturing (north-west)
EAST	Multifamily residential (6 unit bldg & 3 unit bldg)	R4, Multiple-family high-density residential (north east) B2, Community Business (south east)
SOUTH	Two-family residential	B2, Community Business (south east)
WEST	Manufacturing (Angstrom) (South Grove St)	M2, General Manufacturing

Traffic

The portion of South Grove immediately west of the site is currently a southbound one-way street, approximately 36' wide, with two travel lanes, a bike lane on the west side, and sidewalks on both sides. Traffic counts just north of the intersection with Spring/Factory, where Grove is 2-way, was approx 2700 vehicles total in 2004, the date of the last traffic count. No data are available for the portion of South Grove immediately adjacent to the site. However, traffic counts for Grove south of I-94 in 2006 (southbound only) are approximately 4100, indicating that up to 1400 vehicles join Grove from Tyler and/or Factory/Spring.

The portion of Factory/Spring to the north of the site is two-way; two lanes in either direction with dedicated turn lanes at the intersection. Traffic counts for both directions just west of the intersection totaled 16300 vehicles in 2004. Note that the Ford/Visteon/Angstrom property still operated, albeit at a reduced capacity, at this time. No data are available for the portion of Factory/Spring immediately adjacent to the site. However, the traffic count for Maus, east of Prospect, both directions, totaled 3300 vehicles, indicating that the majority of traffic (approx. 13000 vehicles) from Factory/Spring turns south onto Grove or north onto Prospect.

From these data, we can infer that up to approximately 4100 vehicles travel past this site's frontage on to Grove, wherein lie its entrances, and up to 11600 vehicles travel past its frontage onto Factory/Spring/Maus. For comparison, Ecorse Road traffic counts (from 2006) are 12,418 in both directions.

REZONING IMPLICATIONS

INTENT

The stated purpose of B2 zoning is to provide "for major retail shopping areas outside the downtown area... the uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automobile travelling consumer, and are to be limited in hours of operation."

B4, in contrast, is intended to provide for “a variety of commercial uses, including more intensive commercial uses not permitted in the B1, B2, and B3 districts,” and “is intended to permit commercial establishments that cater to the convenience and comparison shopping needs of the entire city and a substantial area of surrounding region beyond the municipal limits and, therefore, are located so as to serve passing traffic.”

Figure 6: Permitted uses in existing and proposed zonings. Uses not currently permitted are in bold type.

B2	B4	CI
Adult drop-in centers	Adult drop-in centers.	Arts and crafts studios and schools.
Antique, consignment and resale stores.	Antique, consignment, and resale stores.	Auction House, subject to the specific provisions in section 122-813.
An apartment house of not more than four (4) apartments located in an existing building originally constructed for residential purposes. Rooming houses are not permitted. Refer to Section 122-295 through 122-298 for area, height, floor area and development standards.	An apartment house of not more than four apartments located in an existing building originally constructed for residential purposes; provided, however, that the building originally constructed for residential purposes which has been totally converted to a commercial use may not be reconverted to residential use, in whole or in part. Rooming houses are not permitted. Refer to Section 122-295 through 122-298 for area, height, floor area and development standards. (Ord. No. 918, 8-4-2000)	Automobile sales: showrooms, salesrooms or offices for new and used automobiles, trucks and tractors, boats, mobile homes, recreation vehicles and trailer sales, including automobile repair shops providing minor repair. Major repair is not permitted except as provided in subsection 122-413(5). The outdoor display of vehicles is regulated by subsection 122-413(11).
Apartments located above the ground floor of permitted business, office or other uses; provided that the apartment units meet the minimum floor area requirements of Section 122-317, and adequate parking for apartments is provided in addition to the required parking for business use as provided under Article XIII.	Arts and crafts studios and schools.	Automobile service stations which provide minor repair only, subject to the specific provisions in Section 122-776.
Arts and crafts studios and schools.	Auction House, subject to the specific provisions in section 122-813.	Bars and establishments serving alcohol.
Auction house, subject to the specific provisions in section 122-813.	Automobile sales: showrooms, salesrooms, or offices for new and used automobiles, trucks and tractors, boats, mobile homes, recreation vehicles and trailer sales, including automobile repair shops providing minor repair. Major repair is not permitted except as provided in subsection 122-413(5). The outdoor display of vehicles is regulated by subsection 122-413(11).	Business and professional offices. Such uses may include, but are not limited to: Business offices of a public utility, transportation authority or accessory to an industrial establishment. Offices for engineering, consulting, bookkeeping services, and similar professions. Administrative offices of non-profit organizations, such as professional membership organizations, labor unions, and fraternal associations.
Bars/lounges, provided that all service occurs within a completely enclosed building, with the exception of outdoor cafes which are subject to the provisions of Section 122-799.	Automobile service stations and repair garages which provide minor repair only, subject to the specific standards in section 122-776.	Business, trade and professional schools.

B2	B4	CI
Business and professional offices and services, not including manufacturing or warehousing. Such uses may include, but are not limited to: Business offices of a public utility, transportation authority, advertising, real estate, insurance, travel agencies or commercial or industrial establishments. Offices for legal, engineering, architecture, consulting, accounting, auditing, tax preparation, bookkeeping services, and similar professions. Governmental administrative offices. Business services such as consumer credit bureaus and office support services. Offices of health professionals. Administrative offices of non-profit organizations, such as professional membership organizations, labor unions, civic, social, and fraternal associations, political organizations and religious organizations.	Bar/lounge, provided that all service occurs within a completely enclosed building.	Catering services where more than fifty (50) percent of the food produced on the premises is consumed off the premises.
Business, trade and professional schools	Body art facilities.	Cinema production or development, except for adult regulated uses.
Community garages and community parking lots, as defined in Section 122-2, subject to the provisions of Sections 122-781 and 122-782 respectively.	Catering services.	Community garages and community parking lots, as defined in Section 122-2, subject to the provisions of Sections 122-781 and 122-782 respectively.
Essential services.	Child care centers (not including dormitories), subject to the specific provisions in section 122-779.	Essential services.
Financial institutions, including banks, credit unions, and savings and loan associations, provided that no drive-through facilities are permitted except as provided in Section 122-784.	Child care drop-off centers, licensed by the state, where minor children are not cared for longer periods than four hours.	Greenhouses.
Funeral and mortuary establishments, provided that adequate assembly area is provided off-street for vehicles to be used in funeral processions.	Community garages or community parking lots, subject to the specific provisions in sections 122-781 and 122-782 respectively.	Grocery and food markets.
Health and physical fitness centers, provided they are licensed.	Essential services.	Health and physical fitness centers, provided they are licensed.
Inns, hotels or motels, as defined in Section 122-2, and subject to the Specific Provisions of Section 122-778.	Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted, subject to the specific provision in section 122-784.	Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin operated Laundromats, self serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.
Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin operated Laundromats, self-serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.	Funeral and mortuary establishments, provided that adequate assembly area is provided off-street for vehicles to be used in funeral processions.	Outdoor cafes, subject to the specific provisions of Section 122-799.
Medical or dental offices, clinics, or laboratories.	Health and physical fitness centers.	Printing services, including but not limited to: photocopying, printing, publishing, engraving, photo engraving, photo development, lithographing, and blue-print production.

B2	B4	CI
Medical Marijuana Dispensary, subject to the specific provisions in section 122-814.	Hotels and motels.	Private service clubs, lodges, fraternal organizations, banquet halls and meeting halls.
Offices and showrooms of a plumber, electrician, upholsterer, caterer, decorator or similar trade, subject to the Specific Provisions in Section 122-797.	Indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses, provided that public access to the site shall be located at least 75 feet from any intersection (as measured from the nearest right-of-way line to the edge of such access) and that the main and accessory buildings shall be located a minimum of 100 feet from any residential district or use.	Private non-commercial recreational areas or social facilities, institutional or community recreational centers, and non-profit pool or tennis club, subject to the Specific Provisions in Section 122-802.
Outdoor cafes, outdoor fast-food or sit-down restaurants, and beer gardens, subject to the Specific Provision of Section 122-799.	Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin-operated laundromats, self-serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.	Public buildings and utilities including necessary structures, storage yards and other related uses; but not including heating and electric generation plants and water supply and sewage treatment plants.
Personal service establishments such as a tailor, barber, beauty, shoe repair, locksmith, photocopy services, photo developing centers and photography studios.	Medical Marijuana Dispensary, subject to the specific provisions in section 122-814.	Radio and television studios.
Personal service and retail establishments: electronics repair shops, postal centers, small appliance sales and repair, and similar special retail establishments.	Medical or dental offices, clinics, or laboratories.	Repair of appliances, provided that the retail sale of new merchandise, other than service parts and accessories shall not be permitted.
Private service clubs, lodges, fraternal organizations, banquet halls and meeting halls.	Offices for business and professional offices and services, not including manufacturing or warehousing. Such uses may include, but are not limited to the following: Business offices of a public utility, transportation authority, advertising, real estate, insurance, travel agencies, or commercial or industrial establishments. Offices for legal, engineering, architectural, consulting, accounting, auditing, and bookkeeping services and similar professions. Governmental administrative offices. Business services such as consumer credit bureaus and office support services. Administrative offices of nonprofit organizations, such as professional membership organizations, labor unions, civic, social, and fraternal associations, political organizations and religious organizations, not including provision of social services or substance abuse treatment facilities.	Restaurants, including carry-out or delivery, sit-down, or fast food, or any combination thereof. Drive-thru facilities are permitted subject to the provisions in Section 122-783.

B2	B4	CI
Private non-commercial recreational areas or social facilities, institutional or community recreational centers, and non-profit pool or tennis club, subject to the Specific Provisions in Section 122-802.	Offices and showrooms of a plumber, electrician, upholsterer, caterer, decorator or similar trade, subject to the specific provisions in section 122-797.	Retail stores which offer comparison goods for retail completely within a fully enclosed building, such as home appliances (including service and repair), automotive supply stores (not including on-site automotive repair or installation of parts sold the premises) camera and photography supplies, furniture, mattresses, home supply centers, carpet, rug and linoleum/tile stores, lawn care products and machinery, and similar specialty goods stores.
Radio and television studios.	Outdoor cafes, outdoor fast-food or sit-down restaurants, and beer gardens, subject to the specific provisions of section 122-799.	Self-storage facilities and mini-warehouses, provided that the facility is enclosed with an eight-foot fence, and that adequate security is provided and maintained. A single residential unit not exceeding 1,500 square feet in floor area for an on-site manager is permitted.
Restaurants. The following types of restaurants (or any combination thereof), as defined in Section 122-2, are permitted: Carryout and/or delivery: drive-through facilities are not permitted except as provided in Section 122-784. Fast-Food, provided that the establishment fronts along a major thoroughfare, as defined in Section 122-642. Drive-through facilities are not permitted except as provided in Section 122-784. Sit-down: Drive-through facilities are not permitted except as provided in Section 122-784.	Personal service shops such as a tailor, barber, beauty, shoe repair, locksmith, photocopy services, photo processing, or similar personal service shop.	Veterinary hospitals and clinics, subject to the Specific Provisions in Section 122-809.
Retail businesses and shopping centers which are intended to supply commodities on the premises for regional customers, such as: Food stores: grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. Retail sale of poultry, fish and game (provided no slaughtering is allowed). The manufacture of food products, such as baked goods or ice cream, is permitted provided that fifty (50) percent or more of the products are sold at retail from the same building, and all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited. Retail stores which sell personal use items such as drugs, dry goods, notions, hardware, books, magazines, periodicals, stationary and school supplies, artist's supplies, gifts, jewelry, records and video cassette sales, flowers, shoes, small household articles, tobacco products, toilet articles, wearing apparel, toys, and similar products. Retail stores which offer comparison goods for retail completely within a fully enclosed building, such as home appliances	Private noncommercial recreational areas or social facilities, institutional or community recreational centers, and nonprofit swimming pool or tennis club, subject to the specific provisions in section 122-802.	Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with Article XI, Division 2.

B2	B4	CI
(including service and repair), automotive supply stores (not including on-site automotive repair or installation of parts sold the premises) camera and photography supplies, sporting goods, electronics, furniture, mattresses, optical items, bicycle sales, home supply centers, paint or wallpaper stores, carpet, rug and linoleum/tile stores, lawn care products and machinery, pets and pet supplies (provided that no animals are boarded except for sale and that all animals are boarded inside a building), hobby and craft stores, and similar specialty goods stores.		
Veterinary hospitals and clinics, subject to the Specific Provisions in Section 122-809.	Private service clubs, lodges, banquet halls, and meeting halls.	
Video rental establishments.	Radio and television studios.	
Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with Article XI, Division 2.	Refreshment stands.	
	Restaurants, including carry-out or delivery, sit-down, or fast-food, or any combination thereof. Drive-through facilities are permitted subject to the provisions in section 122-783.	
	Retail businesses which are intended to supply commodities on the premises for regional customers, such as: Food stores: grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. The retail sale of poultry, fish, and game is permitted, provided that the slaughtering thereof is not allowed. The manufacture of food products, such as baked goods or ice cream, is permitted provided that 50 percent or more of the products are sold at retail from the same building, and all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited. Retail stores which sell personal use items such as drugs, dry goods, notions, hardware, books, magazines, periodicals, stationery and school supplies, artist's supplies, gifts, jewelry, records and video cassette sales, flowers, shoes, small household articles, tobacco products, toilet articles, wearing apparel and personal accessories, toys, and similar products. Retail stores which offer comparison goods completely within a fully-enclosed building such as home appliances (including service and repair), camera and photography supplies, sporting goods, electronics, furniture, optical items, bicycle sales, home supply centers, paint and wallpaper stores, carpet, rug, and linoleum/tile stores, lawn care products and machinery, building materials, pets and pet supplies (provided that no animals are boarded except for sale	

B2	B4	CI
	and that all animals are boarded inside a building), hobby and craft stores, and similar specialty goods stores. The manufacture of sporting goods, small household items and crafts is permitted provided that 50 percent or more of the products are sold at retail from the same building and all activities and storage occur within a completely enclosed building. Variety and department stores which sell a large variety of comparison goods, such as personal and specialty items, at retail.	
	Single-family and two-family residences, provided that such uses are located in a structure originally constructed for residential use.	
	Video rental establishments.	
	Veterinary hospitals and clinics, subject to the specific provisions in section 122-809.	
	Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with article XI, division 2 of this chapter.	

Figure 7: Area, height and placement standards

	B2	B4	CI
Lot area, width, and building coverage.	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.	The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.	Minimum lot area and width for non-residential uses shall be restricted by setbacks, screening and parking requirements. Lots with non-parallel sides shall not be less than the minimum width at twenty (20) and fifty (50) feet from the front lot line.
Front yard.	Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than 20 feet. In the B2 district, except as otherwise provided in this chapter, off-street parking may be permitted in any required or nonrequired yard areas, provided that such parking lot is located no closer than ten feet to any street right-of-way line and that a greenbelt is maintained between any parking lot and street right-of-way in accordance with subsection 122-835(11) b.	Where all frontage on the same side of a street between two intersecting streets is located entirely within business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than 30 feet. In the B4 district, except as otherwise provided in this chapter, off-street parking may be permitted in any required or nonrequired yard areas, provided that no parking lot is located closer than ten feet to any street right-of-way line and that a greenbelt is maintained between any parking lot and street right-of-way in accordance with subsection 122-835(11).	There shall be a front yard of not less than twenty-five (25) feet as measured from the front lot line. Where all frontage on the same side of a street between two (2) intersection streets is located entirely within a commercial or commercial/industrial zoning district and where a setback has been established by fifty (50) percent of such frontage, then this established setback shall determine the required front yard.
Side yards.	No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.	No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.	For all other non-residential uses, the side yard shall be a minimum of three (3) feet unless adjacent to a residential use or zone for which a minimum of a fifteen (15) foot setback is required.
Street side yard.	On a corner lot, the street side yard setback shall conform to the requirements for a front yard in the B2 district. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section 122-835 (11) b.	In the B4 general business district, the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section 122-835 (11) b.	When abutting a street, the side yard shall be not less than a minimum of fifteen (15) feet for all uses.

	B2	B4	CI
Courtyards.	Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.	Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.	
Rear yards.	There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.	There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.	There shall be a rear yard setback of not less than twenty (20) feet.
Abutting a residential district.	Notwithstanding the provisions of this section, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as provided by section 122-703.	Notwithstanding the above, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as provided in section 122-703.	Unless a stricter setback is provided elsewhere in this Ordinance, a minimum setback of twenty-five (25) feet shall be maintained along all property lines where a multiple family (greater than 4 units) or a nonresidential use abuts a single family use or zoning district. Such requirement does not apply if the site is separated from the single family residential use or zone by a public street.
Height	No building or structure in a B2 community business district shall exceed four stories or 50 feet in height, whichever is less. See section 122-640 for height exceptions.	No building or structure in the B4 general business district shall exceed six stories or 75 feet in height, whichever is less. See section 122-640 for height exceptions.	No building or structure shall exceed two (2) stories or thirty (30) feet in height. See Section 122-640 for height exceptions.
Other requirements			<i>Distance between Buildings.</i> The minimum distance between two (2) multiple family dwellings on a single lot or on contiguous property under the same ownership shall be twenty-five (25) feet, plus four (4) additional feet for every story or fraction thereof that the building exceeds two (2) stories. <i>Abutting the Huron River.</i> There shall be a setback of no less than fifty (50) feet from the high water mark of the River. Planning Commission shall also encourage the creation of dedicated public access to the River.

REZONING CONSIDERATIONS

The following are generally accepted criteria for evaluating a rezoning request and staff responses to each:

- 1) *Is the proposed change consistent with the goals, policies and future land use map of the City of Ypsilanti Master Plan?*

No. The Master Plan recommends that the future use of this parcel be “community commercial,” roughly equivalent to B2 per the equivalency table on page 72 of the Master Plan. Community Commercial is described as the following:

This designation is designed to provide for commercial development that offers a broader range of goods and services than are offered in the local commercial areas, but less intensive than permitted in the central business district. The intent of this designation is to allow for the functional grouping of commercial enterprises which cater primarily to the surrounding neighborhood, but also could serve a larger trade area or service area. These areas are limited to locations along major thoroughfares in order to service both “local” and “through” travelers (p 68).

The intent is to provide for less intensive uses than in the Central Business District (equivalent to B3), which in turn is less intense than the General Commercial district (equivalent to B4). General Commercial is “...intended for the widest and most intensive variety of retail and service businesses.” The Mixed Commercial/Industrial master plan designation (out of which came the CI, Commercial Industrial zoning district) was originally intended to “... allow more intense commercial uses as permitted uses, while heavy industrial uses would be allowed as a special use based upon site-specific conditions.”

- 2) *Is there evidence that the owner(s) cannot receive a reasonable return on investment through developing the property with one of the uses permitted under the current zoning?*

No. The current use is a nonconforming automotive repair use, in existence since 2000. This was a conditional use at the time. The previous use had been used car sales and repair, which appears to not have been a permitted use in that district at any time since its rezoning in 1979 from R4 to B2. Staff has not seen any evidence that a use permitted under the current zoning has been attempted at this site, thus, cannot evaluate the chances of its success. However, uses further south within this zoning district, permitted or special uses within the zoning district, including medical offices, construction offices, a church, and multifamily residences, have not submitted to this office any evidence of economic difficulty- or requests for rezoning.

- 3) *Are the uses permitted in the proposed zoning district compatible with existing surrounding land uses?*

Undetermined. The parcel adjoins three multifamily residential parcels, but is across the street from a major industrial site, the Angstrom property. It is grade separated from its neighbors to the east; sitting approximately 15 feet lower than them, which gives it some degree of isolation. It is not grade separated from its neighbor to the south, nor from its neighbors to the north, north-west, and west. It is in a transition area from intense commercial/manufacturing uses to medium-density residential and commercial uses. The three northernmost parcels on S. Grove, 311, 317 and 319 are buffered from surrounding land uses to some extent due to the grade changes mentioned above.

Hours of operation in the B2 are limited to between 6am and 2am, unless a special use permit is received, which is compatible with nearby residential. The B2 district is used throughout the City, most notably on Michigan Avenue, as a buffer between residential or less intense zones and more intense zoning districts. B4 is generally used as a straightforward high-intensity commercial district, such as along East Michigan Ave. Commercial-Industrial is generally used as a transition zone between existing industrial and mid-intensity business uses, generally along the railroad corridor. CI may be slightly more compatible with surrounding uses than B4, but neither appears as compatible as B2.

- 4) *Are city utilities and services sufficient to accommodate the uses permitted in the proposed zoning designation?*

Yes. There will be no additional strain on utilities.

- 5) *Can the existing street system safely and efficiently accommodate the expected traffic generated by uses permitted in the proposed zoning district?*

Yes. Per ITE trip generation rates, a single-bay automotive repair use generates up to ten trips per day. Per those same standards, a *new* car sales establishment with one sales person would generate up to twenty trips per day.

- 6) *Is there apparent demand for the types of uses permitted in the proposed zoning district compared to the amount of land in the City currently zoned and available to accommodate the demand? If have to be*

No. Currently, there are approximately 37.4 acres in the City zoned B2. There are 55 acres zoned CI, and 56 acres zoned B4. There are three automobile sales lots within the City; one on E Michigan Ave adjacent to downtown, and two on Ecorse just south of Michigan Ave. Perusing available property listings found on the CPIX (Commercial Property Exchange) website and the “Currently available property” listing on the City’s website, there are far more listings for sale or lease in B4 and CI districts than in B2.

- 7) *The boundaries of the requested rezoning district are reasonable in relationship and development of the site will be able to meet the dimensional regulations for the proposed zoning district.*

The lot area and width in B2 are determined by the use and requirements relevant to that use, as in CI and B4. The rear yard is currently nonconforming (current rear yard is 10’, required is 25’ in all three); the side yard could become nonconforming due to the placement of a shed; and the front yard setback would be met, but parking area is now and would remain nonconforming. Under any zoning, auto sales (retaining the service bays) could be challenging due to parking requirements. Many of these issues could be addressed in a future site plan.

- 8) *If the rezoning is appropriate, is the proposed designation the most appropriate considering all other districts, from the City’s perspective?*

The recommended future land use of Community Commercial/B2 is most appropriate.

- 9) *If the rezoning request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*

Amending the land uses is not more appropriate.

10) *Will the requested rezoning create an isolated and unplanned "spot zone"?*

Yes, if only 311 S Grove is considered. The surrounding zones are R4, B2, M1, and M2. There would be no properties within more than three hundred feet that share either proposed zoning classification. However, should Planning Commission choose to consider rezoning the entire "triangle" between Grove/Prospect/Maus/Tyler, spot zoning could be avoided.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***denial*** of the rezoning for 311 S Grove with the following findings:

1. The rezoning is not consistent with the goals, policies, and future land use map of the 1998 Master Plan.
2. The proposed zoning of the site is not consistent with existing and planned surrounding zoning districts and land uses.
3. The proposed boundary for the rezoning is not appropriate, based on the existing character of the site, the uses permitted in the proposed and existing zoning districts, natural features, and the character and use of adjacent properties.
4. The rezoning will result in an unplanned and isolated spot-zone.
5. The current B2, Community Business, designation is the most appropriate for this property.

However, staff recommends special consideration of this entryway area during the Master Plan revision process.

Bonnie Wessler
Planner I, Planning and Development Department

c.c. File

[Reply](#) [Reply All](#) [Forward](#)

Support for Jacksi Car Dealership in Ypsilanti

Michael Woods [mykeybiz@gmail.com]

To: [Teresa Gillotti; ajacksi@aol.com](#)

Wednesday, October 10, 2012 1:36 PM

Flag for follow up. Start by Wednesday, October 10, 2012. Due by Wednesday, October 10, 2012.

To Whom It May Concern,

I want to express my total support for Ayad Jacksi in the matter of his opening a car dealership in Ypsilanti.

I have done business with Mr Jacksi for over 15 years and he has consistently been honest, trustworthy and has shown himself to be a good businessman and a positive force in his community.

The area where Mr Jacksi currently operates his "Complete Auto" repair operation is in great need of additional commerce. His property faces a huge closed factory facility, but the neighborhood is alive with activity and lots of hard working consumers.

I have purchased quite a number of vehicles from Mr Jacksi over the years, just for my own personal use. I have always been able to depend on Ayad for honest and quick service. I have three adult children and over the years I have purchased a car for each one of them from Mr Jacksi. I am convinced that Ayad has the good business sense and a strong reputation in the community so that if he is allowed to open a car dealership, his business will certainly thrive.

Over the years I have recommended Mr Jacksi to all my friends as a mechanic who can be trusted.

I look forward to sending them to his car dealership so that they can purchase a car from Ayad Jacksi!

Sincerely,

Michael J Woods
Ann Arbor area resident

[Reply](#) [Reply All](#) [Forward](#)

Complete Auto

Denise [denisesdeals@yahoo.com]

To: [Teresa Gillotti](#)

Friday, October 12, 2012 3:14 PM

Flag for follow up. Start by Friday, October 12, 2012. Due by Friday, October 12, 2012.

To whom it may concern,
I have lived in Ypsilanti for 12 years, and I am a long standing customer of Complete Auto. I am glad to have Complete Auto in my neighborhood for two reasons. First, Ayad, the owner, has been very fair in his business dealings causing me to be a very satisfied customer. Finally, he takes care in keeping his business neat and well kept, which can be challenging for a business that deals with broken down vehicles, and is nice for his neighbors who live near. For these reasons, I am in support of the the re-zoning of his area for auto sales.
Ypsilanti Resident,
Denise Hunt
Sent from my iPhone



Dear City of Ypsilanti,

As a resident living on Davis Street, I have taken my vehicles for repairs to Complete Auto, owned and operated by Mr. Ayad Jacksi now for the last ten years.

Mr. Jacksi is the most honest mechanic I know. As Associate Pastor at Calvary Baptist Church on Ecorse Road, I have recommended his work to many of our church members. I estimate that he has saved me thousands of dollars through the years by not over-charging me like other mechanics have done in the past. Long ago, on more than one occasion, I had other mechanics estimate that I needed work done for as much as \$300 or more that Ayad fixed for less than \$100 because the others identified problems that didn't need to be fixed. Mr. Jacksi has always fixed the real problem the first time and charges an extremely reasonable charge for services performed. I greatly appreciate him.

On behalf of Mr. Jacksi, I respectfully request that the city allow him to operate a car dealership at his location. I live nearby and drive by his shop on a daily basis and don't think it will negatively affect our neighborhood in any way. In fact, with the rising cost of doing business, and tougher economic conditions, it is a very positive thing to have someone like Ayad with his business operating in his location.

Thank you for your attention to this letter. If you have any questions, feel free to contact me at: mmickelson@cbcypsi.org; or at 734-395-1544.

Very Sincerely,

Matt Mickelson
1013 Davis St.
Ypsilanti, MI 48198
734-395-1544

[Reply](#) [Reply All](#) [Forward](#)

Proposed rezoning of Complete Auto, Inc

bill@fantasyattic.com

To: [Teresa Gillotti](#)

Wednesday, October 10, 2012 9:22 PM

Dear Teresa,

I am writing in support of Mr. Ayad Jacksi and his proposed rezoning of Complete Auto, Inc at 311 South Grove St. to allow auto sales. I have been a neighbor and a customer of Mr. Jacksi's for five years, and have found him to be a great asset to our neighborhood. It is my opinion that allowing Complete Auto to include used auto sales would further benefit the area. I implicitly trust that Mr. Jacksi's high integrity would ensure that he would only offer vehicles of good quality and good value.

Thank you for your time and consideration.

Warm regards,

William R. Brennan
625 Tyler Rd.
Ypsilanti, MI 48198
734-482-5409 (work)
734-934-8623 (cell)

PRESTON L. PLEWS
LIEUTENANT COLONEL
ARMY OF THE UNITED STATES, RETIRED
302 SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197
(734) 485-5007

15 October 2012

CITY OF YPSILANTI
ATTN: Ms Theresa Gillotti, City Planner
1 South Huron Street
Ypsilanti, Michigan 48197

Dear Ms Gillotti:

Mr Ayad Jacksi of Complete Auto Service, 311 South Grove Street, Ypsilanti has asked me to support his application for expansion of his repair and service garage to include a car resale business.

Not only am I more than pleased to support Mr Jacksi personally, but I am delighted with his idea for strengthening Ypsilanti's business climate.

I have taken my own and my wife's cars, and my daughter's, to Mr Jacksi for about a dozen years. Over this time, I have come to know him well and to consider him a personal friend and, in a sense, a fellow veteran. An Iraqi Kurd who earned a price on his head during the Gulf War of the early 1990s for his work with opposing forces under the Saddam regime, Mr Jacksi was evacuated with his wife and first young son to the United States. Since then, he and his family (now with three sons) have adapted well to our culture without surrendering the considerable strengths of their own.

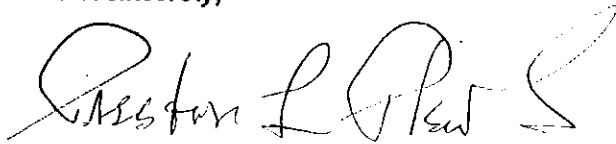
Early on in our business relationship, my already aging (then 12-year-old) Cadillac developed an inexplicable problem which I asked Mr Jacksi to solve. Upon preliminary examination, Ayad told me that he did not have the necessary diagnostic equipment; he recommended that I take the car back to a Cadillac dealer. I did so, receiving repairs for which I paid \$731.52, following which the problem promptly reasserted itself.

I took the car back to Mr Jacksi, who suggested that I let him drive it for a week or so during which he might be able to identify the problem. Within that time he had the problem not only identified but fixed. My records are incomplete, but my recollection is that he billed me a little over a hundred dollars, mostly for parts.

Thanks to Mr Jacksi's continued attention, my Cadillac is running beautifully at 23 years of age and after 210,000 miles, including an engine replacement. In the meantime, Mr Jacksi helped my wife and me buy a second used car, a 2001 Chrysler minivan, which runs equally well after two years with us and with 110,000 miles on its odometer.

I know Mr Jacksi as a fine citizen, a remarkably knowledgeable, skilled and intuitive mechanic, a highly ethical businessman and a credit to our community. He is a model of honesty and service. I believe it will be in Ypsilanti's best interest to encourage him in the expansion of his business.

Most sincerely,

A handwritten signature in cursive script, appearing to read "Preston L. Plews".

PRESTON L. PLEWS

cf: Mayor Paul Schreiber
Ms Lois Richardson
Mr Peter Murdoch
Mr Steven Pierce



**City of Ypsilanti
Planning & Development Department**

Non-refundable
Planning Fee:
\$800

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

Date: 9-17-12

MAP AMENDMENT (REZONING) APPLICATION

Applicant*

Name <u>Ayael Jacksi</u>		
Address <u>311 South Grove</u>		
City <u>Ypsilanti</u>	State <u>Mi</u>	Zip <u>48198</u>
Phone [Redacted]		

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project <u>complete Auto serv Cen - INC</u>	
Address <u>311 South Grove</u>	
List all parcel identification numbers Included in request: <u>11-11-09-496-002</u>	
Current Zoning: <u>B2</u>	Proposed Zoning: <u>B4 or C1</u>
Circumstances, factors, and other relevant information (may continue on a separate sheet): <u>would like to add car sale to Auto Repair, Because of Tough Economy we having hard time paying overhead, I will greatly</u>	

→
continuing
on the
Back

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to	
Signature	[Redacted]
Print Name	[Redacted]

appreciated if you give me the opportunity
to start selling cars Hoping that will keep
My Door open for Business. Thank you very
Much

Note: I am Having Back and Joint Pain some time
That make it Harder to do hard working and Heavy
Lifting.



Memo

To: Planning Commission
From: Planning Staff
Date: October 24, 2012

Subject: Food production, processing and sales ordinance change recommendations, part II

In July the Planning Commission discussed in full some recommended changes to the zoning ordinance related to food production in residential lots, hoop houses/green houses as accessory use in residential zones and food processing in other districts. At the time Planning Commission was open to the changes but had concerns related to setbacks of gardens on vacant residential lots, scale of hoop houses/greenhouses in residential lots and their impact on residential character as well as any required permitting for them. Staff has made an effort to further research and provide recommendations related on Planning Commission's feedback. A summary of those changes and related developments is below.

Food production in residential lots

The proposed zoning would allow gardens/community gardens as a permitted principal use in R1 and R2, as permitted accessory uses in all residential districts, and would allow edible landscaping as part of any landscaping treatment. Additionally, community gardens will be permitted in public land districts.

In R1 and R2, gardens/community gardens will be permitted principal use subject to these requirements

- (1) Setback of 3 feet along any street frontage
- (2) Traffic visibility requirements are met per Sec. 122-649

Additionally, gardens/community gardens will be permitted accessory uses in all residential districts subject to the same setback requirements.

Hoop houses/greenhouses

The City's building official contacted other jurisdictions and has confirmed that hoophouses and greenhouses can be treated as agricultural buildings if the use and/or underlying district is agricultural in nature. This agriculture use invokes the "Right to Farm" legislation which states that building permits are not required for agricultural buildings. In conversation with an official from the State of Michigan, the only exception is goods grown in said agriculture building are sold on site. To meet t criteria, staff has defined greenhouse and gardens to indicate cultivation of plants

In practice, greenhouses/hoophouses would not require permits, except in the case of greenhouse in an approved zoning district where sales were also conducted on site, and/or other public access was granted

to the greenhouse. In cases where greenhouses may be an accessory use to a garden on a vacant lot in R1 or R2, staff is recommending a size limitation of 720 sf, which is the minimum size of a garage for a single-family lot if setbacks and other requirements are unable to be met.

The chart below indicates proposed expansion of the greenhouse use into additional business districts.

greenhouse primary use						
	M1	M2	CI	WS	B4	B2
permitted	x	x	x	X		
special					X	X

Recommended text changes:

Definitions

122-2

Building means any temporary or permanent structure, having a roof or other covering, used or built for the support, enclosure, shelter, or protection of persons, animals, chattel or property of any kind, including but not limited to tents, awning, carports, greenhouses; and also semi-trailers, vehicles, mobile homes, or premanufactured or precut structures, erected on-site, above or below ground, designed primarily for shelter rather than as a means of conveyance. A building shall not include such structures as signs, fences or smokestacks, but shall include structures such as storage tanks, grain elevators, coal bunkers or similar structures.

Garden/community garden

means land used to grow and harvest food or non-food crops for personal or group use. The products of gardens/community gardens may or may not be for commercial purposes.

Greenhouse means any building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants for personal use and/or for subsequent sales. Such buildings may also be known as hoop houses, glasshouses, or indoor plant nurseries and may or may not be a structure.

Landscaping means the treatment of the ground surface with live plant materials such as, but not limited to, grass, ground cover, trees, shrubs, vines, edible plants and flowers. A landscape design may include other decorative manmade materials such as wood chips, crushed stone, boulder, or mulch.

Structural features such as fountains, pools, statues, and benches may also be considered a part of landscaping, but only if provided in combination with live plant material. Artificial plant materials shall not be counted towards meeting the requirements for landscaping. Various landscaping related terms are defined as follows:

ZONING DISTRICTS: COMMUNITY GARDENS/GARDENS

R1 - Single-family residential

122-252 **permitted use:**

(4): Gardens/community gardens, exempt from area regulations in section 122-255, but subject to the requirements in section 122-816.

122-253 permitted accessory use:
(8): Greenhouses, subject to requirements in 122-816

122-258 Development standards
(a) Site plan review. In R1 single family resident districts site plan review and approval required for all uses except detached single-family residential uses and garden/community garden uses in accordance with article IV of this chapter.

R2 - One- and Two-Family residential

122-272 permitted use:
(5): Gardens/community gardens, exempt from area regulations in section 122-275 but subject to the requirements in section 122-816.

122-273 permitted accessory use
(8): Greenhouses, Greenhouses subject to requirements in 122-816

122-278 Development standards
(a) Site plan review. Site plan review and approval is required for all uses in the R2 one- and two-family residential district except detached single- and two- family residential uses and garden/community garden uses in accordance with article IV of this chapter.

R3 – Multiple-Family medium density residential district

122-293 Permitted Accessory uses
(8) gardens/community gardens
(9): Greenhouses subject to requirements in 122-816

R4 – Multiple family high density residential district

122-313 permitted accessory uses
(9) gardens/community gardens
(10) Greenhouses subject to requirements in 122-816

R0 – Residential Office District

122-333 Permitted accessory uses
(9) gardens/community gardens
(10) Greenhouses subject to requirements in 122-816

B2 Community Business district

122-373 (special uses)
(19) greenhouses

B4 General Business District

122-413 (special use)
(11) Outdoor retail sales of plant materials not grown on the site, lawn furniture, playground equipment, and home garden supplies, subject to the specific provisions in section 122-800.

WS Workshop Studio permitted uses:

122-422 (17): Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with article XI, division 2 of this chapter.

122-433 special uses)
(4) greenhouses

PL- Public Land

122-492 permitted use:
(7): Community gardens.
(8): Greenhouses

CI Commercial-Industrial

122-518 (special use)
(20): Outdoor retail sales of plant materials ~~not grown on the site~~, lawn furniture, playground equipment, and home garden supplies, subject to the specific provisions in section 122-800.

122-667 General Standards for detached accessory structures

(3) *Location.* All detached accessory structure shall be located in rear yards or side yards, except for greenhouses which are subject to provisions in 122-816. On corner lots, detached accessory structures shall not be located in the required street side yard setback. In no instance shall a structure be located within a dedicated easement

(4) Setback requirements:

- a. From principal structure. A detached accessory structure shall be located no closer than seven (7) feet to any principal structure used for residential purposes, five feet from any principal structure used only for nonresidential purposes; or in any case, the minimum distance to comply with fire safety regulations, whichever is greater.
- b. From rear or side lot lines. Unless regulated otherwise under the area regulations for each district, detached accessory structures shall be constructed a minimum of three feet from a rear or side lot line, and a minimum of one foot from any lot line which abuts an alley. However, on a through lot, the minimum setback from a rear lot line shall be 12 feet.
- c. Attached to a principal building. When an accessory building or structure is structurally attached to a principal building, it shall be subject to all of the regulations of this chapter applicable to the principal building.

(6) *Single-family-lot.* On any one single-family residential lot, no more than one private garage, ~~and~~ one storage shed, and one greenhouse shall be erected.

Specific Use Standards

122-816 Gardens/Community Gardens

The goal of this standard is to clarify within existing districts that gardening is allowed as an accessory use and to allow for interim or long term low-intensity gardens and/or community gardens as a principal use on vacant lots in R1 and R2 districts as long as the use provides minimal impacts to residential character, and minimal increase in traffic in and around related parcels.

- (1) All gardens/community gardens in residential districts must maintain a 3 foot setback on street frontages as well as meet traffic visibility regulations detailed in Sec. 122-649
- (2) In cases where greenhouses are an accessory use to gardens in R1 or R2, the usable area of the greenhouse shall not exceed 720 square feet.
- (3) In cases where greenhouses are an accessory to gardens in R1 or R2, the front yard setback of the underlying district will apply.
- (4) Sales of goods grown in a garden/community garden is prohibited on garden sites in residential districts. Sales of goods from gardens or greenhouses in business or other districts are subject to underlying district requirements.

122-800: Outdoor retail sales of plant materials, lawn furniture, playground equipment, garden supplies, etc.

Outdoor retail sales of plant materials ~~not grown on the site~~, lawn furniture and decorations, playground equipment, and home and garden supplies shall be permitted subject to the conditions hereinafter imposed:

- (1) Plant storage and display areas shall comply with all minimum setback requirements for the zoning district.
- (2) The storage of soil, fertilizer, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties.

Food Processing:

Goal: To clarify and streamline the ordinance to allow for appropriate food production in business and industrial districts.

Background: Currently zoning for food production is limited to manufacturing districts, while catering is allowed in several districts and a change to catering could make more commercial space available to small scale food/beverage producers.

Recommendation: The committee was interested in clarifying language and providing food production in additional districts including the business park. Staff reviewed the ordinance again looking to provide edits in each section in order to more consistently characterize food production uses.

In retail situations, B1 still has a limitation on the sale of alcohol. Otherwise, all retail food stores ... will result in the same definition.

Catering services has been expanded to include manufacture and processing of food products throughout most districts.

	RC	B1	B2	B3	B4	WS	CI	M1	M2
Catering Services					P				
Catering services and the manufacture and process of food products including brewing and distilling where more than fifty (50) percent of the food produced on the premises is consumed off the premise		SU	SU	—	P	P	P	P	P
Catering services where more than fifty (50) percent of the food produced on the premises is consumed off the premises, and the gross floor area or the Catering Service shall not exceed 1,500 square feet	P								
Food stores, grocery stores, food cooperatives, meats, dairy products, baked goods, ice cream, and similar food products, excluding the sale of alcohol. Retail sale of poultry, fish and game (provided no slaughtering is allowed). The manufacture of The manufacture of food products, such as baked goods or ice cream is permitted provided that a minimum of fifty (50) percent of the products are sold at retail from the same building, and that all activities and storage occur within a completely enclosed building.		P							

Food stores, grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. Retail sale of poultry, fish and game (provided no slaughtering is allowed). The manufacture of The manufacture of food products, such as baked goods or ice cream is permitted provided that a minimum of fifty (50) percent of the products are sold at retail from the same building, and that all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited			P					
Food stores, grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. Retail sale of poultry, fish and game (provided no slaughtering is allowed). The manufacture of The manufacture of food products, such as baked goods or ice cream is permitted provided that a minimum of fifty (50) percent of the products are sold at retail from the same building, and that all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited				P				
Food stores, grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. Retail sale of poultry, fish and game (provided that the thereof not no slaughtering is allowed). The manufacture of The manufacture of food products, such as baked goods or ice cream is permitted provided that a minimum of fifty (50) percent of the products are sold at retail from the same building, and that all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited				P		<u>P</u>		
Grocery and food markets							<u>P</u>	
Food products: the manufacture of food products such as baked goods, prepared sandwiches, ice cream, etc (not including butchering or warehousing of meat products), provided that less than 50 percent of the products are sold at retail from the premises'.						<u>P</u>		

Manufacture of handicraft products, statuary and art goods, pottery and ceramic products, cosmetics and toiletries, baked goods, confections, ice cream and nonalcoholic beverages in bulk , jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.						P	P	P	P
(12) Manufacture, compounding, processing, washing and cleaning, packaging, or treatment of such products as, but not limited to: bakery goods, candy, beverages, coffee, tea, spices, and other food products ; cosmetics, powders, toiletries, and pharmaceutical products; household chemicals and cleaning products; and hardware and cutlery							<u>P</u>	P	P
(11) Machine shops; metal galvanizing, buffing, plating and polishing shops; metal and plastic molding and extrusion shops; carpentry and woodworking shops; millwork and planing mills; tool and die shops; painting and sheet metal shops; undercoating and rustproofing shops; welding shops; enameling, painting and lacquering; japanning; brewing and distilling ; spinning and weaving, and powder production and cooperage.							SU	<u>P</u>	P
Manufacture and processing of food products not elsewhere classified but not including slaughtering, sugar refining, and similar processes regulated under subsection 122-473(11).							<u>P</u>	<u>P</u>	P
*Slaughtering, sugar refining and other similar processes.								<u>SU</u>	SU

* **The Animal section of the city code has limitation on some animal slaughter:**

Sec. 14-6. - Slaughterhouses and slaughtering.

(a) *Generally.* No person, partnership or corporation shall keep, maintain or use or permit to be kept, maintained or used, any slaughterhouse within the limits of the city. No person, partnership or corporation **shall slaughter any sheep, swine or cattle within the limits of the city.**

(b) *Keeping slaughterhouses for purpose of slaughtering, declared nuisance.* It is hereby declared that the keeping, maintaining or use of a slaughterhouse for the purpose of slaughtering **sheep, swine or cattle within the limits of the city is a nuisance.**

Attorney Christ recommends cleaning up both the animal section and the special use language related to animal slaughtering. However, he notes that arguably the language in the animals section would allow a slaughtering (with special land use approval in M2 for poultry or any other animal not expressly deemed a nuisance in 14-6(b)).



P.O. Box 131095
Ann Arbor, MI 48113

Phone: 734-395-6057
Fax: 734-527-6158
Website: www.enp-associates.com

MEMORANDUM

To: Ypsilanti Planning Commission
From: Erin Perdu & Megan Masson-Minock
Date: 10/19/2012
Subject: Responses to questions from October interview

Thank you to opportunity to speak with you this past Monday! We had a wonderful time. The following are responses to your thoughtful questions sent to us by Teresa Gillotti:

1. What are the hourly rates for ENP's staff and sub contractors? Is it a safe assumption to then be able to use that rate to look at costs for a section (based on staff listed for particular section/activities)? Basically if we see the hours/costs per activity?

Please see the attached budget with hours and costs per activity.

2. This is probably related, but the costs for the Charette is a large amount of the budget. Can you unpack that? I'm assuming it's a lot of staff and a lot of hours.

We hope the attached budget will be helpful. The charrettes, which are four-day workshops, compose slightly more than 39% of the budget.

We do a lot of the work during the charrette in a very public and open environment. It is about "short feedback loops". We like stakeholders to look at what is happening, get involved, and help us avoid wasteful tangents through timely discussion. The idea is to avoid a "design and defend" situation, which wastes time and money. By being involved, stakeholder and public buy-in increases and helps later with support and implementation.

3. How do you propose that the Master Plan/Rezoning process and resulting product will interact with neighboring communities?

In the Discovery Phase, we have budgeted time to review and synthesize the master plans and zoning of neighboring communities as well as Washtenaw County and the AATA. When finalizing the public engagement plan, we would recommend that some of the stakeholder interviews and/or group meetings be with representatives of neighboring communities. Also, with the required notification of starting a master plan, with City staff and the Planning Commission, we would invite neighboring communities to send their input and give them the schedule.

In the Design phase, we would continue to update neighboring communities of the schedule and invite them to participate. Options being designed would also be analyzed in a regional context as well as local. For example, the transit-oriented design options for Washtenaw Avenue would be based on the work of Washtenaw County and mesh with the zoning

adopted by other communities along the corridor. When discussing options for those areas in particular during the Design charrette, officials and stakeholders from those communities would be invited.

In the documentation phase, the time has been budgeted for revisions of the Master Plan and the Zoning Ordinance includes consideration and potential changes based on the neighboring municipality review required by Michigan State Law. While, according to the Michigan Planning Enabling Act and the Zoning Enabling, these comments do not need to be acted upon, our team always brings options to municipalities as potential changes.

Finally, we have facilitated creation and/or participation in joint/regional planning or policy bodies as proposed them to municipalities as implementation measures. Ms. Perdu developed and facilitated the multi-jurisdictional planning processes that created the Chelsea Area Regional Plan and Southwest Washtenaw Regional Plan. Ms. Masson-Minock led the mission and goal-setting process for the Flint River Corridor Alliance at its creation. Based on our experience in this area, we see some additional cross-jurisdictional implementation measures that may be appropriate for the City of Ypsilanti, such as the creation of a Corridor Improvement Association (CIA) for Washtenaw Avenue or Michigan Avenue. We have also found that in some cases sharing of zoning districts and techniques is beneficial across political boundaries. For instance, a natural features or Huron River overlay district could be used across the City and adjacent Townships/Cities to preserve connected open spaces and habitats; or similar density limits and/or design standards along major roads that form municipal boundary lines could be implemented. These and other collaborative techniques will be explored depending on the input we receive in the early phases of the project.

4. What opportunities would you see for using student "service learning" or faculty expertise to expand the reach of the master plan? How will the campus community be included in outreach and other planning efforts?

Integrating the campus and City planning is beneficial to everybody and we would hope that students, faculty, and staff get involved. We would be excited to have faculty and students work with us, especially during the intense twelve days of charrettes. In coordination with faculty, we would welcome a "shadow" process centered at Eastern Michigan University, geared toward discovering, designing and documenting solutions that are close to them – Washtenaw Avenue and an area plan for Laforge, Huron River Drive and Railroad Street – as well as better town/gown connections. Zachary & Associates also would be delighted to integrate historic preservation students into the housing typology work.

When finalizing the public engagement plan, we would recommend that a walk-about happen at EMU, including the area of Laforge, Huron River Drive and Railroad Street, as well as a focus group from the campus community that would meet twice during the process, once during the discovery and between the design and documentation phases. Finally, the social media campaign would include the EMU community as a target audience and ask for input at all phases.

5. What about creating opportunities for other forms of public engagement, and how can all of this be integrated throughout the plan and code development process? As to EMU, how might they integrate EMU and other large institutions (St. Joseph) into

their efforts, both as an institution and as various constituent groups (students, staff, faculty, admins) who will all be impacted in different ways?

The timeline below illustrates how public engagement, in its different forms, stretches throughout the process. Please note that the charrettes happen in the beginning, middle and end of the overall process and along with other forms of engagement – focus groups, interviews and public hearings.

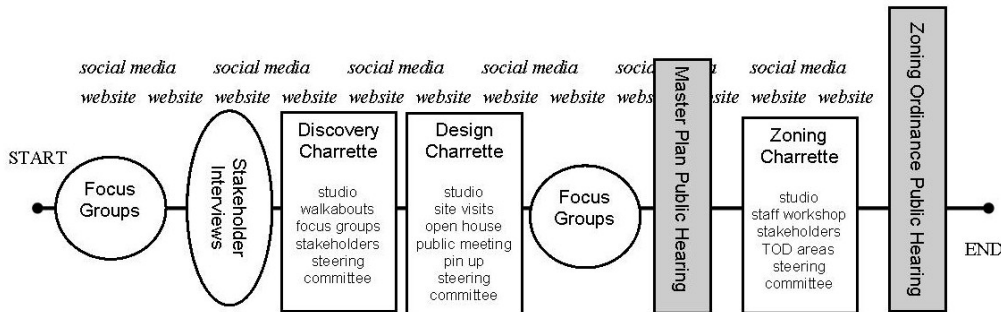


Figure 1: ENP Public Engagement Timeline

In terms of integrating EMU and other large institutions and their constituent groups into the process, we would, after coordinating with the Steering Committee, use the stakeholder focus groups, stakeholder interviews, and the charrettes to engage them. For instance, stakeholder interviews may include chats with top officials from EMU and other institutions, like St. Joseph Mercy Health System. Zachary and Associates would also interview major employers during their economic development analysis. The focus groups could include EMU faculty and the social media campaign would ask questions to students on their digital turf. The charrettes, which are four days long, are not rooted to a single spot. Where appropriate, we would go to where diverse groups of folks gather, such as the farmer's market at St. Joseph's Hospital and in Depot Town. Also, we have found by offering opportunities to participate throughout the day and evening, especially at the charrette center, folks from all parts of the community participate. The key is to make sure they have been invited to participate in a manner they feel comfortable by someone they trust. Therefore, the Steering Committee's direction and participation is vital to the success of our public engagement process.

6. Since we did not have much time for it, what are our transportation suggestions for East Michigan and Ecorse?

In the Discovery section, we would further analyze the traffic numbers, bus riders and routes serving the area and use input and observation to assess pedestrian cyclist use. However, from our quick survey, Ecorse and East Michigan are designed for cars, with little protection or room for cyclists and pedestrians. Also, the traffic light at the intersection does not move traffic in the safest manner. Meanwhile the residential streets have sidewalks. The street network has interrupted grids, which we would want to explore further why those developed in those ways. We had initially thought that a transit station might work at the intersection but the topography would be a formidable challenge.

In the Design section, we would look at options for convenient and safe circulation for pedestrians, cars, cyclists and transit riders. A roundabout would be a good option to explore.

The design could include a road diet on Ecorse or even East Michigan, depending on traffic counts, to create bicycle lanes and sidewalks. Additional designs might be proposed for other streets to help bus circulation, decrease speeding or help pedestrians crossing.

In the Documentation phase, street types would be created for the overall street network and applied to this area in particular. Additional facilities for specific areas, perhaps the roundabout, would be shown in detail in the Master Plan to help with street planning and grant acquisition. Finally, the Zoning Ordinance would include a regulating plan based on streets, which would show build-to-lines for East Michigan, Ecorse and the surrounding street network.

ENP TEAM Ypsilanti budget with hours per team member and costs per task	ENP & Associates		AECOM			Zachary & Associates		PlanActive Studio		3.7 Designs
	Megan Masson-Minock	Erin Perdu	Ian Lockwood	Addie Johnson	Travel Expenses	Diane Van Buren	Angela Fortino	Tara Salimeiri	Travel Expenses	Ross Johnson
	\$ 85	\$ 85	\$ 230	\$ 100		\$ 95	\$ 95	\$ 100		--
Outreach & Public Engagement Plan	10									
Stakeholder Interviews	20	6								
Stakeholder Groups - Discovery	7	3								
Stakeholder Groups - Document	7	3								
Document Review	8	8	16	16						
Housing Typology						45	41			
Economic Analysis						45	45			
Preparations for Discovery Charrette	8		8	8						
Discovery Charrette	40	16	32	32	\$ 2,700	20	20			
Preparation for Design Charrette	8		8	16						
Design Charrette	36	16	32	32	\$ 2,700	20	20	32	\$ 2,250	
Master Plan Draft, Revision & Adoption	26	8	12	32		26	26	8		
Preparation for Zoning Charrette	8	8						16		
Zoning Charrette	40							40	\$ 2,250	
Draft Zoning Ordinance	80							160		
Draft Review and Comment Analysis	10							8		
Zoning Ordinance Revision and Adoption	20							24		
Website										fee based
Social Media										fee based
Printing and Incidentals										non-hourly expense
TOTALS	328	68	108	136	\$ 5,400	156	152	288	\$ 4,500	--

ENP TEAM

Ypsilanti budget with hours per team member
and costs per task

	Hours	Fee	With Expenses	% of Total Budget
Outreach & Public Engagement Plan	10	\$ 850		0.57%
Stakeholder Interviews	26	\$ 2,210.00		1.48%
Stakeholder Groups - Discovery	10	\$ 850.00		0.57%
Stakeholder Groups - Document	10	\$ 850.00		0.57%
Document Review	48	\$ 6,640.00		4.45%
Housing Typology	86	\$ 8,170.00		5.48%
Economic Analysis	90	\$ 8,550.00		5.73%
Preparations for Discovery Charrette	24	\$ 3,320.00		2.23%
Discovery Charrette	160	\$ 19,120.00	\$ 21,820.00	14.63%
Preparation for Design Charrette	32	\$ 4,120.00		2.76%
Design Charrette	188	\$ 21,980.00	\$ 26,930.00	18.05%
Master Plan Draft, Revision & Adoption	138	\$ 14,590.00		9.78%
Preparation for Zoning Charrette	32	\$ 2,960.00		1.98%
Zoning Charrette	80	\$ 7,400.00	\$ 9,650.00	6.47%
Draft Zoning Ordinance	240	\$ 22,800.00		15.29%
Draft Review and Comment Analysis	18	\$ 1,650.00		1.11%
Zoning Ordinance Revision and Adoption	44	\$ 4,100.00		2.75%
Website	fee based	\$ 5,000.00		3.35%
Social Media	fee based	\$ 4,000.00		2.68%
Printing and Incidentals	--		\$ 100.00	0.07%
TOTALS	1,236	\$ 139,160.00	\$ 149,160.00	

**City of Ypsilanti 2014 Master Plan & Zoning Ordinance Proposal
Responses to Planning Commission Questions/Concerns
October 20, 2012**

This short paper will respond to questions raised by the Ypsilanti City Planning Commission as provided by Teresa Gillotti in an e-mail sent at 9:32 p.m. on October 16, 2012. However, we will begin by providing information on a change required in the makeup of our partnership for the proposed project.

Change in Proposed Project Partnership

The Michigan Association of Planning (MAP) has asked to withdraw from our proposed project partnership. Apparently, a member of the association has filed a complaint that MAP's participation in as a project partner was a step toward competing against its own membership for consulting work. While we strongly disagree with this view, we certainly respect the decision of MAP's management to avoid conflict within its membership.

We are very pleased to report that **McKenna Associates** has agreed to step into the role that MAP had been asked to play in this project effort. We understand the Ypsilanti Planning Commission is already familiar with McKenna Associates as well-regarded community planners, economic development specialists, landscape architects and urban designers. LIAA's staff members have worked cooperatively with the professionals from McKenna Associates in the past, with excellent results. We are confident that they can provide the project team with extraordinary access to information resources and research services concerning economic development, enhancing social equity, and identifying community design alternatives as well as regulatory options for different settings.

Because of its nearby location and familiarity with Ypsilanti, McKenna Associates will easily replace MAP in providing valuable local connections, identifying stakeholders and making arrangements for effective public gatherings, discussions and presentations. They also have professionals on staff trained and certified by the *National Charrette Institute* as well as other methods of process facilitation.

Question/Concern: Role of EMU Service Learning or Faculty Expertise

As described in the RFP and LIAA's proposal, we expect to work with the Steering Committee to develop a detailed work plan immediately after the project begins. However, we do believe there a number of opportunities for involving EMU students and faculty in this project. Further, we believe students and faculty must be involved if the campus community outreach and planning efforts are to succeed.

In the early weeks of this project, LIAA's staff members will work with the Steering Committee, Ypsilanti planning staff and others to identify and characterize the various stakeholder groups in the community, including EMU. We expect to build a relatively comprehensive understanding of EMU's academic programs, student capacities and faculty areas of interest and expertise as part of this process. We expect to aggregate the development and maintenance plans for the campus and all EMU properties. This discovery phase should help us determine the level of interest and potential roles of EMU's various stakeholder groups, levels of interaction, and relationships to the city as well as other community organizations.

If acceptable, we would like to directly engage a small group of students and a faculty advisor from the *Urban and Regional Planning Program* at EMU in campus outreach efforts and continuing support for the master planning process. We would use some additional grant funding to compensate this team of students (2 – 5 people) to participate as campus contacts, event organizers and area planning support. For example, these planning students could play a significant role in gathering student and general public opinion using direct survey techniques. With some facilitator training and guidance, the student team could help increase the number of small community gatherings on campus and throughout the city. We believe small community gatherings, if well planned and executed, remain the most effective way of building public engagement and support throughout the planning process.

There are a large number of other ways that students and faculty could participate in the planning process, depending on EMU's level of interest and the suggestions brought forward by the students themselves. For example, we could invite students and faculty groups to participate in enhanced asset mapping efforts using smart-phone and web-based systems, feeding information into an expanding community database. Detailed asset mapping is one of the first steps in identifying community values and feeds placemaking efforts. Another option would be to involve students and faculty advisors in developing urban design concepts for those locations where *area plans* are called for. Such idea generation could help build publicity and public interest in the area plans. Still another option might be to seek student support in building a video library of community service and support organizations. This effort could help document community capacities, spark interest in civic engagement and build inter-organizational linkages, ultimately contributing to community resilience.

Question/Concern: Public Participation and Engagement Processes

LIAA's team will work hard to build and maintain public engagement throughout both the planning process and zoning code development. We believe that public engagement efforts must be multifaceted and integrated, including: continuous recruitment, on-going information dissemination, responsive inquiry management, facilitated public gatherings (large and small), web-based interactive participation, and unique public events that punctuate the process.

As described in our proposal, we believe that branding and continuous marketing are essential components of this project. We need to continuously recruit and inform citizens as master planning and code development proceed, using a wide range of tools. In addition to a branded website, the project should use video presentations, press releases, newsletters, posters and blogs, as well as a speakers' bureau to encourage public participation and inform citizens during the process. Our goal should be to inform, even when participation might not be possible.

The charrette process will be a particularly important tool as we begin focusing on area plans. However, this is only one tool for public engagement with limited application. Similarly, the web offers essential tools for helping to inform and engage people, but only on a limited basis. We believe a wide variety of community gatherings remains the most effective way to inform and engage people during a public process. LIAA recommends providing a diverse set of opportunities for people to interact, learn, contribute and validate the community vision, values-based goals and objectives, and strategies of the emerging master plan.

Through stakeholder gatherings, we will learn about community organizations and influential leaders, public gathering sites and neighborhood transportation patterns. With this information, we will work with the Steering Committee and planning staff members to plan overlapping sets of public gatherings. As discussed in our presentation, a key objective is to give people many choices and options for participation. As described in LIAA's project proposal, we envision a series of workshops at regular and predictable intervals throughout the project period (including zoning code development). These workshops will include very large gatherings with facilitated small group discussions at their core. We recommend conducting each workshop at two different times on a single day to accommodate different schedules. We also envision at least one open-house, to provide a much longer period of time for information sharing and feedback on a gallery of presentations. Workshop locations should be carefully selected to promote access by diverse populations.

LIAA is also recommending a series of unusual public engagement events that punctuate the process to increase visibility, add access points and provide additional choices for participation. Specifically, we suggest a series of **Big Idea** events that offer diverse venues for public interaction, idea sharing and commentary. For example, our proposal suggests a **Pint & Planning** event for brainstorming big ideas at a popular restaurant or pub. We also suggest conducting a **Workshop on Wheels**, taking the master planning process to campus locations, neighborhood gathering points, and well-regarded organizational sites (e.g., churches) over a period of several days. Another recommendation is to host a day-long exhibit and activity

center targeting young people, ***Build Your Community***. This might give both young people and their parents another venue in which to learn, interact and contribute to the larger planning process. It may be wise to schedule *Big Idea* events around the dates of the larger community workshops to provide cross-promotion opportunities and offer additional participation choices.

We understand that there must be limits to our outreach efforts. However, we will look for every opportunity to effectively engage community residents in this process. For those who cannot or will not get involved, we will try to provide effective information options. As noted above, a wide range of publications may be possible. We recommend including an effort to create video summaries of all significant events (perhaps with EMU's help) for distribution to the larger community through *YouTube* and other means. In this way, there will be a record of the process and a searchable summary available to anyone who accesses the Internet.

Question/Concern: Integrating Large Institutions

Consistent with the RFP, LIAA would work with the Steering Committee and planning staff members to build a basic understanding of community institutions and stakeholders. We expect McKenna Associates to offer some substantial help with this as well. The process that follows includes additional research by LIAA's staff members, direct contacts with major organizations as suggested by the Steering Committee, and the convening of a number of stakeholder gatherings.

In our experience, stakeholder gatherings are a valuable addition to the larger public process, helping to characterize and address complex issues related to economic development, social equity and natural resource management. Of course, stakeholders also help identify and provide important data, help with communications, and help legitimize public processes. We recommend that stakeholder gatherings parallel the larger public meetings, providing information and content for the public participation processes.

We recognize that EMU is a particularly large and diverse institution within the City of Ypsilanti. Special outreach efforts will be needed to engage students, faculty and administration (as noted above). The Steering Committee may also wish to directly engage EMU's administration in dialogue on specific planning and development issues and area plans that impact that institution. Similarly, the Steering Committee may seek EMU's cooperation on economic development strategies for the City.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

October 4, 2012

1. Call to order – The meeting was brought to order at 7:12pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members present were Kevin Hill, Bob Krzewinski and Richard Murphy.
2. Introductions
 - a. Audience participation – Ian Klepetar of Bicycle Benefits (www.bicyclebenefits.org) attended the meeting giving a description of the service he set up where a cyclist pays \$5 for a Bicycle Benefits sticker (mainly for their helmet) and then can get discounts from program cooperating businesses. In Ypsilanti, Bicycle Benefits offers discounts so far at B-24s Café, Beezys, Café Ollie, Corner Brewery, Dos Hermanos, Harvest Kitchen, Ypsi Cycle and the Ypsilanti Food Coop.
3. General business
 - a. Agenda approval – A motion was made by Richard Murphy, seconded by Bob Krzewinski, to accept the agenda, with no objections.
 - b. Approval of September meeting minutes – A motion was made by Richard Murphy, seconded by Bob Krzewinski, to approve the September minutes, with no objections.
 - c. Committee communications received – None.
4. Old business
 - a. Complete Streets improvements update - City Planning Department will be checking on the status of bicycle symbol signs to be added below/above “Share The Road” signs placed around the City earlier in the year.
 - b. Downtown bike routes-signage-maps – No new updates.
 - c. Additional bike parking hoop locations – Kevin Hill indicated that a Downtown Development Association (DDA) survey map of existing bicycle parking hoop locations was complete. Kevin indicated that a letter to the DDA from the Committee should be sent indicating where additional bike parking hoops should be located so these can be included for possible DDA funding in a larger streetscape improvement project. Bob Krzewinski will send such a letter on behalf of the Committee.
 - d. City Non-Motorized web page – No new updates.
 - e. 2012 Non-Motorized Committee Priorities
 - Eastern Michigan University information table – Bob Krzewinski set up a bicycling/walking information table at EMU on September 21st in the Student Center.
 - Fall/Winter non-motorized input session – People will be encouraged to attend the November Committee meeting to give public input on desired non-motorized improvements or problems. This will be the first item on the November meeting agenda.
 - Library bicycling/walking section additions – Bob Krzewinski talked with downtown Ypsilanti Library branch manager Joy Cichewicz who indicated the downtown library would be more than happy to expand its bicycling/walking book library. Bob will do a rough inventory of what books are presently available and then make recommendations to the library for additional biking/walking books (including children’s books) and also urge that individuals buy recommended books and make a tax-free deduction to the library.
 - Library bicycling/walking programs – The Committee, along with Bike Ypsi, will give a cold-weather bicycling talk at the downtown Library on Saturday, November 10th at 2pm.
 - Bike Friendly Community application – No new updates.
 - f. MDOT Michigan Avenue HAWK crossing survey – A survey of people walking from the stairs from Riverside Park at Michigan Avenue, crossing the road and then into Water Street, was done by the Michigan Department of Transportation (MDOT) in September. Results of the survey will be used by MDOT for a potential Border To Border Trail HAWK (High-intensity Activated crosswalk) street crossing signal at the east end of the Michigan Avenue bridge across the Huron River.
 - g. Green painted bike lanes – Locations were discussed for a potential green-painted bike lane with a possible location being College Place on the campus of Eastern Michigan University. Bob Krzewinski will research the lanes further.
 - h. Cross Street construction completion event – Bob Krzewinski will check with Stan Kirton of the Public Services Department on a possible “grand opening” of West Cross Street (west of the Water Tower) which would allow walking and bicycling on the reconstructed street before it is opened to traffic.
 - i. Forest Avenue Bike Lane – Forest, between Prospect and River Street, still has a very low usage of cars using parking spots, space that could be used for bicycle lanes to fill a gap of lanes on Forest (Forest has bike lanes east of Prospect and west of River). Bob Krzewinski will work with the City Planning Department over the winter on possible bike lane additions to this section.
 - j. City Road Diets – The City Planning Department is continuing to work with MDOT on possible “road diets” to Huron and Hamilton Streets, eliminating a traffic lane in sections and replacing that lane with vehicle parking and/or bike lanes. The Department will keep the Committee apprised of action on this issue.
 - k. Cross Street Bike Lane – A discussion was held on possibly making the current Cross Street bike lane into a two-way bike lane.
5. New Business

- a. Planning Department update – Bob Krzewinski talked with Teresa Gillotti of the Planning Department today with items discussed included in the meeting agenda/minutes.
 - b. Grove Road reconstruction – Richard Murphy gave an overview of plans to reconstruct Grove Road south of I-94 which will include non-motorized improvements. Bob Krzewinski will contact Washtenaw County Parks and Recreation Commission staff on possible Border To Border Trail improvements in conjunction with Grove Road work.
 - c. Committee re-appointments – Currently all Committee members terms of office expire in January 2013. Kevin Hill, Bob Krzewinski and Richard Murphy all indicated at the meeting they would be willing to serve again. Bob Krzewinski will coordinate appointments/re-appointments with the Planning Commission so that half of the appointees in January 2013 will serve for one year with another half serving for two years. This staggering will insure that unlike the situation at hand now, all Committee members terms will not expire all on the same date.
 - d. Bicycle Rentals – Setting up a bike rental service in the City. Possible ideas floated was working with EMU, encouraging Ypsilanti Cycle set up a rental program or working with the downtown Library. Bob Krzewinski will contact Ypsilanti Cycle on this issue.
 - e. Halloween – Kevin Hill invited the Committee to have a table at the downtown Halloween fair on October 26th. Bob Krzewinski will coordinate this.
6. Other Items – None.
 7. Adjournment – A motion was made to adjourn the meeting by Kevin Hill, seconded by Richard Murphy, with no objects. The meeting was adjourned at 8:09pm.