PLANNING COMMISSION
MEETING MINUTES
May 16, 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, G. Clark, C. Zuellig, D. Lautenbach, M. Bullard, R. Murphy, K. Weger, P. Hollifield

Absent: B. Lenart (excused), R. Murphy (excused), G. Clark (excused) M. Bullard (excused)

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

III. APPROVAL OF MINUTES – March 21, 2012

Commissioner Zuellig moved to approve the minutes of March 21, 2012 as written (Support: K. Weger) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS & PRESENTATIONS

1. Climate Action Plan

Ms. Gillotti stated that the Climate Action Plan is a collaborative effort made possible by a grant awarded to the City of Ypsilanti by the Michigan Department of Environmental Quality in 2010. The Plan has been included in the Planning Commission packet on the City Website. In partnership with the Michigan Suburbs Alliance, the Cities of Ypsilanti, Hazel Park and

Southgate individually received $50,000 to develop a model process for small-city climate action planning.

A slide presentation was made by Valerie Beiberich, Michigan Suburbs Alliance, who was accompanied by Melanie Piana. Ms. Beiberich referred to the draft review adding that she hopes to get the final to City Council next week for their review, with possible adoption by July 18, 2012. The draft includes an explanation of what Climate Action Planning is, a statement of purpose and why the City of Ypsilanti is involved, etc. She also stated that the role of the Planning Commission is to review the draft plan and respond to her with any concerns, comments, etc. as well as indicate their support. She has received a lot of input from the community in support of alternative transportation.

VI. AUDIENCE PARTICIPATION

D. McMullan, Architect, stated that it was his opinion it would be difficult to get the public to take the Climate Action Plan seriously. He feels that this is heading for a catastrophe and not reversible.

T. Windish stated we have many things that are out of our control but as responsible human beings we should minimize that effect.

Commissioner Lautenbach moved to move Old Business after New Business (Support: K. Weger) and the motion carried unanimously.

VII. NEW BUSINESS

1. 328 E. Michigan, South side of E. Michigan between Park and Grove.

This is a request for site plan approval for expansion of a building where existing regional retail use is permitted. Ms. Wessler stated that the parcel is 0.75 acres in size. There is an existing 3,200 square foot building and 34 space parking lot; the applicant is proposing to add 1,600 square feet of warehouse space, for a total building size of 4,800 sq. ft. Also proposed is the relocation of a dumpster enclosure, reduction in number of parking spaces to approximately 20 and an increase in landscape area.

Ms. Wessler added that the architect for the project has submitted a revised plan from the original prior to the meeting, which addresses some of the conditions listed by staff.

After much discussion by board members, review of the updated plan with the applicant, and agreement to recommended changes, C. Zuellig moved to approve the request for expansion of building at 328 E. Michigan Avenue Renter-A-Center Warehouse Expansion with the following:

<u>Findings</u>

1. The applicant substantially complies with Section 122-127.

Waivers

1. From Sec 122-558 (1) (a) under Sec 122-713, to eliminate the 10' wide greenbelt requirement.
2. From Sec 122-558 (6) to omit photometric plans
3. From Sec 122-706, Foundation Landscaping, under Sec 122-713, to omit foundation landscaping.
4. From Sec 122-712 (e) under Sec 122-713, to omit in-ground irrigation

Conditions

1. Construct sidewalk conforming all City standards along Parsons.
2. Construct additional 400 s.f. landscaped area as required by Sec 122-706 Sec. 122-558(1) (c) (i) and Sec 122-558 (1) (d).
3. Add one tree to meet the requirements of Sec 122-704 (b) (1).
4. Clearly indicate the location, height, and type of the exterior building-mounted lighting to meet the requirements of Sec 122-558 (6) and Sec 122-641.

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

VIII. OLD BUSINESS

1. Water Street Recreation Center Update

Ms. Gillotti gave a brief update stating that there are a series of committees involved to work on this project. The Steering Committee consists of the County Parks & Recreation personnel, City Planner Teresa Gillotti, Bill Kinley of the Community Foundation, Cathie Duchon of the YMCA and Councilmember Murdock, who have already met to be introduced to the project. There are three professors and a number of students from the U of M School of Architecture and Urban Planning who are working on the project to come up with concept plans and model, after which, it will be presented to the community for comment. The whole group met last week and hope to have the first broad design ideas in a few weeks.

IX. NEW BUSINESS (Cont'd)

2. Disposition policy draft for tax foreclosure reverted policies

Ms. Gillotti stated that recently, the City received back a number of properties from the County Treasurer's Office after they failed to sell at tax foreclosure auction. The City has the option to accept or reject these properties and currently has not taken a position on how to review or potentially handle these properties. Ms. Gillotti reviewed a potential policy for review by board members and asked that they respond to her with their recommendations or ideas on how various properties could be disposed.

3. Chairman Johnson read an email from Commissioner Clark in which he stated his intent to resign as the Planning Commission liaison to the Zoning Board of Appeals (ZBA)

effective July 1, 2012. Commissioner Clark will also evaluate his commitment to the Planning Commission and make a decision in the fall regarding possible resignation.

Commissioner Lautenbach moved to appoint Chairman Johnson as liaison to the ZBA effective July 1, 2012 (Support: K. Weger) and the motion carried unanimously.

X. COMMITTEE REPORTS

- Master Plan Update Committee (Johnson, Murphy, Lenart)
  Ms. Gillotti provided an update with minutes of May 9, 2012 meeting.

- Ordinance Committee (Bullard, Lautenbach, Weger)
  D. Lautenbach gave an update adding that businesses are concerned they will be affected by mobile food vending.

- Non-motorized Transportation Committee (Johnson, Murphy)
  Minutes of March 2012 and April 2012 were included. Chairman Johnson stated that he is unable to attend these meetings due to a conflict with his regular job and asked for another volunteer.

- Capital Improvements Plan Committee (yet to meet)

XI. FUTURE BUSINESS DISCUSSION/UPDATES

Ms. Gillotti stated that the following items will possibly be on next month's agenda: Climate Action, Food Ordinance, Master Plan Update, and Updating Parks Plan.

XII. ADJOURNMENT

Since there was no further business, Commissioner Lautenbach moved to adjourn the meeting (Support: K. Weger) and the motion carried unanimously. The meeting adjourned at 8:35 p.m.