

1. Agenda

Documents: [01- PLANNING COMMISSION AGENDA 03-14-12 .PDF](#)

2. Packet

Documents: [MARCH 14 SPECIAL MEETING PACKET .PDF](#)

Agenda
Planning Commission Special Meeting
Council Chambers
Wednesday, March 14, 2012 - 6:00 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. Audience Participation – Open for general public comment to Planning Commission on items for which a public hearing is not scheduled

IV. Public Hearing Items & Presentations

- Text Amendment: Flood Damage Prevention Ordinance
Presentation and Public Hearing (Marcus McNamara, OHM)

V. Adjournment

Agenda
Planning Commission Special Meeting
Council Chambers
Wednesday, March 14, 2012 - 6:00 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. Audience Participation – Open for general public comment to Planning Commission on items for which a public hearing is not scheduled

IV. Public Hearing Items & Presentations

- Text Amendment: Flood Damage Prevention Ordinance
Presentation and Public Hearing (Marcus McNamara, OHM)

V. Adjournment



REQUEST FOR LEGISLATION
March 6, 2012

From: Planning and Development Department,
OHM, City Engineer

Subject: Flood Damage Prevention Ordinance update (updated FIRM maps)

Background

Flood insurance studies are conducted by the Federal Emergency Management Agency (FEMA) to identify flood-prone areas, insurance risk zones and other flood data. They are also frequently referred to as a flood elevation study. As part of the study the floodway width, cross-section area, velocity and base flood elevations are identified. These studies are developed in conjunction with Flood Insurance Rate Maps (FIRM). The FIRM maps identify the special hazard areas and risk premium zones applicable to the community.

The last update to the City's FIRM map was completed in 1982. FEMA is modernizing their map system. The intent of this revision is primarily to transfer to the old paper data to their electronic version. However there were some minor changes done as part of the evaluation.

The changes to the City's floodplain maps as proposed are minor (see attached 2007 letter). With the Huron River traversing the City, there are obviously areas where flooding is a possibility. However the changes identified from the 1982 version to the 2007 update are so minor as to be negligible. There are no new impacts to residential areas or to the Waters Street area.

The new FIRM maps and Flood Insurance Studied need to be adopted by all jurisdictions by April 3, 2012, the date the new maps and study go into effect. Attached is an amended section of the zoning ordinance dealing with definitions and related sections in Article XV, Flood Damage Prevention. You'll note that the majority of the changes are related to updating the study and FIRM maps, as well as indicating that in regard to the State of Michigan Building Code, the enforcing position is the Building Official.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

- 2007 Letter to City from OHM
- FEMA letter dated Dec. 10, 2011

Please contact Teresa Gillotti or Kent Early (OHM) with any questions you may have.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

An Ordinance Entitled “ _____ ”

THE CITY OF YPSILANTI ORDAINS: That Chapter 122, Article I, Definitions and Article XV, Flood Damage Prevention Sec. 122-913. of the City Code be created as follows replacing existing text

Amend text:

ARTICLE I
Sec. 122-2 DEFINITIONS

FBFM means the flood boundary and floodway map, used as a floodplain management map that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. For the purposes of this chapter, the FBFM is the map titled Flood Insurance Rate Map(s) (FIRMS) Washtenaw County (All Jurisdictions) panel number(s) of 26161C; 00269E, 0288E, 0407E, and 0426E dated 4/3/12 City of Ypsilanti, Michigan, Washtenaw County, Community Panel Number 260216-0005, Map Revised September 10, 1982. That portion of the flood boundary and floodway map titled, Charter Township of Ypsilanti, Michigan, Washtenaw County, Community Panel Number 260542-0005 B, Effective Date June 15, 1981 as it relates to certain lands that are now included in the city corporate limits.

FIRM means the flood insurance rate map titled Flood Insurance Rate Map(s) (FIRMS) Washtenaw County (All Jurisdictions) panel number(s) of 26161C; 00269E, 0288E, 0407E, and 0426E dated 4/3/12 City of Ypsilanti, Michigan, Washtenaw County, Community Panel Number 260216-0005 C, Map Revised: September 10, 1982. That portion of the Flood Insurance Rate Map titled Charter Township of Ypsilanti, Michigan, Washtenaw County, Community Panel Number 260542-0010 B, Effective Date June 15, 1981 as it relates to certain lands that are now included in the city corporate limits.

Flood insurance study means the engineering study performed by FEMA to identify flood-prone areas, insurance risk zones, and other flood data and contained in a document titled, Flood Insurance Study, City of Ypsilanti, Michigan, Washtenaw County (All Jurisdictions), Community Number 260216, dated September 1982 April 3, 2012. That portion of a document titled Flood Insurance Study, charter Township of Ypsilanti, Michigan, Washtenaw County, Community Number 260542, dated December 15, 1980.

ARTICLE XV. FLOOD DAMAGE PREVENTION*

*Cross reference(s)--Businesses, ch. 22; vehicles for hire, ch. 114.

Sec. 122-911. Flood hazard findings.

The flood hazard areas of the city are subject to periodic inundation which may result in safety hazards, loss of life, property and health, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and welfare. The flood losses are caused by the cumulative effects of obstructions in floodplains causing increased flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands which are inadequately elevated, floodproofed or otherwise protected from flood damages.

Sec. 122-912. Purpose.

It is the purpose of this article to protect the general public and all land within the city subject to flood losses by provisions designed to do the following:

- (1) Restrict or prohibit uses which are dangerous to health, safety and property in times of flood or which cause excessive increases in flood flow heights or velocities.
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Control the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters.
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage.
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

Sec. 122-913. Scope.

This article shall apply to all flood hazard areas. The boundaries of the flood hazard areas shall coincide with the boundaries of the areas indicated as within the limits of the 100 year flood in the report entitled "The Flood Insurance Study", City of Ypsilanti, dated January 1980, with accompanying Flood Insurance Rate maps and Flood Boundary and Floodway maps, as well as the report entitled "The Flood Insurance Study", Township of Ypsilanti, dated December 15, 1980, with accompanying flood insurance rate maps and flood boundary and floodway maps. Within the flood hazard area zone, a regulatory floodway shall be designated. The boundaries of the regulatory floodway shall coincide with the floodway boundaries indicated on the flood boundary and floodway maps. The study and accompanying maps are adopted by reference, appended, and declared to be a part of this chapter. The term flood hazard area, as used in this chapter, shall mean flood hazard area zone and the term floodway, shall mean the designated regulatory floodway.

- (1) AGENCY DESIGNATED. Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, the Building Official of the City of Ypsilanti is hereby designated as the enforcing agency to discharge the responsibility of the City of Ypsilanti under Act 230, of the Public Acts of 1972, as amended, State of Michigan. The City of Ypsilanti assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the community adopting this ordinance.
- (2) CODE APPENDIX ENFORCED. Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within the City of Ypsilanti.
- (3) DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Federal Emergency Management Agency (FEMA) Flood Insurance Study (FIS) Entitled Washtenaw County, Michigan (All Jurisdictions) and dated April 3, 2012 and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) of 26161C; 00269E, 0288E, 0407E, and 0426E dated April 3, 2012 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the "Flood Hazards" section of Table R301.2(1) of the Michigan Residential Code.

Sec. 122-914. Regulation of uses in floodplain areas.

Any proposed occupation, structure, excavation, fill, extraction, grading or scraping and any substantial improvement to an occupation, structure or area shall be reviewed and approved by the planning commission. "Substantial improvement" means any repair, reconstruction or improvement of an occupation, structure or area, the cost of which equals or exceeds 50 percent of the market value of the structure either, (i) before the improvement or repair is started or (ii) if the occupation, structure or area has

been damaged and is being restored, before the damage occurred. For the purpose of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural member commences, whether or not that alteration affects the external dimensions of the structure or area. The term does not, however, include either (i) any project for improvement of a structure to comply with state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (ii) any alteration of a structure listed on the National Register of Historic Places or state register of historic places.

- (1) *Permitted uses.* The following uses may be permitted in those portions of the floodplain which are not a floodway, to the extent that they are allowed uses within a given zoning district and subject to the construction standards of building code in effect for the city at the time of construction:
 - a. Residential and nonresidential structures provided that the building official certifies to the planning commission that the proposed provisions for flood resistant construction, floodproofing or elevation meet or exceed the standards set forth in the city's building code.
 - b. Recreational uses such as parks, swimming areas, picnic grounds, ball fields, hiking or biking trails, and wildlife and nature preserves.
 - c. Residential support uses such as lawns, gardens, play areas, and parking areas which do not result in the filling in of floodplain areas.
 - d. Industrial and commercial support uses which are open in nature such as loading areas or parking areas which do not result in the filling in of any floodplain areas.
 - e. Utility facilities such as power plants, transmission lines, pipelines not crossing a lake or waterway, lighting facilities, and navigational and drainage aids.
 - f. Piers, boat ramps, bridges, and other such water related uses subject to approval by the water resources commission of the state department of natural resources.
 - g. Fencing of any type, provided that such fencing shall not be located in that portion of the floodplain that is a floodway or other areas essential to the conveyance of floodwaters.
 - h. Sidewalks, driveways, patios, and similar structures when constructed at grade.
 - i. Fill or removal of topsoil, sand, and gravel or other extraction operations, in that portion of a floodplain which is not a floodway provided the following conditions are met:
 1. Proof that proper long term maintenance will be provided so that the flood-carrying capacity is not diminished.
 2. Any fill or excavated area shall be protected from erosion during and after operations by rip-rap, vegetative cover, bulk-heading, or other approved means.
 3. The proposed filling in of land, provided that material equal to 110 percent of the fill volume is removed elsewhere from such premises and adjusted to be capable of storing floodwaters. Structures and parking areas may be permitted on such filled land provided the elevation of the filled land is at least one foot above the base flood elevation. A permit issued by the state department of natural resources under the state's floodplain regulatory authority, Act No. 451 of the Public Acts of Michigan of 1994 (MCL 324.3101 et seq., MSA 13A.3101 et seq.), shall be obtained prior to the filling of land in the floodplain. A copy of the state department of natural resources permit shall be provided to the city building inspection division prior to the issuance of a building permit.
 - j. Streets, railroads, and other rights-of-way.
 - k. Pavilions, open amphitheaters, detached garages, raised patios and decks, and other accessory structures provided they are properly anchored and made flood resistant and are not located in a floodway or other area essential to the conveyance of floodwaters.
 - l. Facilities for the storage and detention/retention of stormwater.

- m. Storage yards for heavy equipment, materials, or machinery.
- (2) *Prohibited uses.* The following uses are not allowed in a floodplain area under any circumstances:
 - a. New residential construction or occupation, including mobile homes, manufactured homes or pre-manufactured homes, are specifically prohibited in that portion of the floodplain that is a floodway. Other types of construction and occupation may be allowed in that portion of the floodplain that is a floodway; however, a hydraulic analysis shall be required which demonstrates that occupation and resulting obstruction of the floodway will not restrict the flood carrying capacity of the watercourse.
 - b. A landfill, dump, junkyard, recycling center or hazardous waste storage or treatment facility are expressly prohibited in a floodplain area.
 - c. The storage or processing of materials which in time of flooding become buoyant, flammable, explosive or otherwise injurious to public health, is expressly prohibited within a floodplain area.
 - d. On-site sewage disposal systems shall be permitted within a floodplain area.
 - e. Any encroachment which would cause any increase in the base flood level.

Sec. 122-915. Review procedures.

- (a) *Site plan review.* All development, construction, occupation or substantial improvement proposals located within a floodplain area shall be reviewed by the planning commission in accordance with the site plan review procedures of article IV of this chapter, and the “Rules of the Washtenaw County Water Resources Commissioner.” The planning commission, when reviewing an application for occupation, construction or substantial improvement in a floodplain, shall consider the following standards before rendering a decision:
 - (1) Any possible danger to life and property as a result of increased flood heights or velocities caused by encroachments on the floodplain.
 - (2) The danger that materials may be swept to other lands or downstream to the injury or property loss of others.
 - (3) The susceptibility of the proposed development and its contents to flood damage.
 - (4) The importance of the services provided by the development to the community.
 - (5) The requirement of the proposed development for a waterfront location and the availability of alternate locations not subject to flooding.
 - (6) The compatibility of the proposed use with existing and anticipated development of the surrounding area and the floodplain management program of the area.
 - (7) The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - (8) The measures taken to assure adequate drainage so as to reduce exposure to flood hazards.
 - (9) The planning commission may attach certain conditions to an approval such as limitations on period of use and operation; imposition of operational controls, deed restrictions, performance bonds, and covenants; or requirements for construction of dikes, levees, and other protection measures.
- (b) *Building official's responsibility.* Prior to site plans being submitted to the planning commission the building official shall:
 - (1) Certify that the proposed construction, occupation or substantial improvement complies with the city building code adopted in chapter 18.
 - (2) Where permits are required by other state or federal agencies, a copy of the approved permit shall be provided, by the applicant, prior to review by the planning commission.

- (3) Cause to be verified and recorded on the site plan and building plans, the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures.
- (4) Cause to be verified and recorded on the site plan and building plan, the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have or will be floodproofed.
- (5) Require that all site plans and building plans for occupation, construction or substantial improvement within the floodplain have been prepared under the supervision of a registered professional engineer or architect. All site plans and building plans shall be signed by the registered professional engineer or architect.
- (6) Certify that notification has been made to adjacent communities and the state flood control coordinator of a proposed development, construction, occupation, substantial improvement alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration and the planning commission.
- (7) Be available at the meeting of the planning commission when such plans are reviewed to answer any questions relative to the floodplain or construction standards.

Sec. 122-916. Building permit requirements.

No occupation, building or structure within a floodplain area shall be erected, moved, repaired, altered, or razed until a building permit shall have been obtained from the building official in accordance with the customary building permit requirements under chapter 18. For structures located within a floodplain, the following additional information shall be included with the building permit, and shall become a condition of the permit. All plans, specifications and conditions approved by the planning commission. The plans shall include all of the information required by section 122-912.

Sec. 122-917. Appeals, variances.

The zoning board of appeals shall hear and decide appeals and requests for variances from the requirements of this article, in accordance with the procedures and conditions set forth in this article. Prior to hearing of the appeal, the city planner shall certify to the zoning board of appeals that notices as required under this article have been made. Further, the city planner shall certify to the zoning board of appeals that the immediate downstream community's chief elected official and the state flood control coordinator have been notified of the request for appeals or variance and of the public hearing. Appeals or variances relating to the construction standards as set forth in the building code, shall be heard by the construction board of appeals as outlined in chapter 18. In addition, the following conditions shall be applied to variances granted from the floodplain regulations of this article:

- (1) Variances shall be issued upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, public nuisances, or cause fraud on or victimization of the public.
- (2) Any applicant to whom a variance is granted shall be given a written notice specifying the difference between the base flood elevation and the elevation at which a structure is being built, and a statement that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (3) All such variances to this article shall be maintained in a record and reported to the Federal Insurance Administration and the state flood control coordinator upon request.

Sec. 122-918. Disclaimer of liability.

The degree of flood protection required by this article is considered the minimum necessary and reasonable for regulatory purposes. Larger floods may occur at any time, and excessive floodwater heights may be experienced due to manmade and natural causes. This article does not imply that areas outside the special

flood hazard areas, or uses permitted within such areas, shall remain free from flooding or flood damages. This article shall not create a liability on the part of the city or any officer or employee thereof for any flood damage that results from compliance with or reliance upon this article or any administrative decision lawfully made thereunder.

Section 122-556. Entryway Overlay District

Section 122-568. Special Conditions

- (1) All freestanding signs shall be no taller than (10) feet, unless modified by the Planning Commission.

Amend

122-2

Structure means anything constructed or erected the use of which requires permanent locations on the ground or attachment to something having permanent location on the ground. Structure include but are not limited to, principle and accessory buildings, tower, decks, fences, privacy screens, wall, antennae, swimming pools and sign structures

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2011

FRANCES MCMULLAN, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published in the Ypsilanti Courier on the ____ day of _____, 2011.

FRANCES MCMULLAN, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the ____ day of _____, 2011.

FRANCES MCMULLAN, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____

October 15, 2007

City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197



Attention: Mr. William J. Bohlen
Director, Department of Public Works

Regarding: **FEMA Flood Insurance Rate Map**

Dear Mr. Bohlen:

Per your request, we have reviewed the proposed FEMA flood insurance maps provided to the City on July 27, 2007. The following items are of interest:

1. Discharge values were reviewed and compared. Discharge values in almost all instances remained the same as those used in the previous FEMA modeling. There were several instances where the discharge increased slightly; however, these increases were very minor.
2. Floodway data from the previous Flood Insurance Study (FIS) was compared to the updated FIS. The floodway width, cross-sectional area, mean velocity, and base flood elevations were all compared.
 - a. The floodway width remained unchanged for most cross-sections. At two cross-sections, the floodway width decreased from the previous FIS. (North of Michigan Ave between Huron Street and River Street, and north of the railroad near the Superior Twp border)
 - b. The floodway section area remained unchanged for all cross-sections.
 - c. The mean velocity remained unchanged for all cross-sections.
 - d. The floodway base flood elevation decreased slightly from the previous FIS for all cross-sections.
3. A visual comparison of the 100-year floodplain was performed. This visual comparison revealed that there were several areas where the 100-year floodplain increased in width. These areas are:
 - a. On the east side of the Huron River in the area just west of the railroad between Cross Street and Forest Avenue. In the previous FIS, this area was not included as part of the 100-year floodplain.
 - b. On the east side of the Huron River north of Forest Avenue. There appears to be a very slight increase in the 100-year floodplain.
 - c. On the east side of the Huron River just south of Water Street. There appears to be a very slight increase in the 100-year floodplain.
 - d. On the east side of the Paint Creek between Arbor Drive and Woody Court, south of Ivy Lane. There appears to be a very slight increase in the 100-year floodplain.

It is our opinion that the revisions outlined above are minor, and do not have a substantial impact on the floodplain and floodway limits. There are no comments from a technical perspective that we would recommend the City provide to FEMA. If you have any questions, please contact me, or Elizabeth Thacker, at (734) 522-6711.

Sincerely,

ORCHARD, HILTZ & McCLIMENT, INC.

Marcus J. McNamara

Cc: Nathan Voght, City Planner
Elizabeth Thacker, OHM

P:\0000_0100\0094070080_FEMA\FEMA_review.doc



FEMA

DEC 20 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Paul Schreiber
Mayor, City of Ypsilanti
1 South Huron Street
Ypsilanti, Michigan 48197

Dear Mayor Schreiber:

I commend you for the efforts that have been put forth in implementing the floodplain management measures for the City of Ypsilanti, Michigan, to participate in the National Flood Insurance Program (NFIP). As you implement these measures, I want to emphasize the following:

- a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed for your community;
- the FIS and FIRM will become effective on April 3, 2012; and
- by the FIS and FIRM effective date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office is required to approve the legally enforceable floodplain management measures your community adopts in accordance with Title 44 Code of Federal Regulations Section 60.3(d).

As noted in FEMA's letter dated October 3, 2011, no significant changes have been made to the flood hazard data on the Preliminary and/or revised Preliminary copies of the FIRM for Washtenaw County. Therefore, the City of Ypsilanti should use the Preliminary and/or revised Preliminary copies of the FIRM as the basis for adopting the required floodplain management measures. Final printed copies of the FIRM for the City of Ypsilanti will be sent to you within the next few months.

If you encounter difficulties in enacting the measures, I recommend you contact the Michigan Department of Environmental Quality. You may contact Les Thomas, the NFIP State Coordinator, by telephone at (517) 335-3448, in writing at Post Office Box 30458, Lansing, Michigan 48909-7958, or by electronic mail at thomasl@michigan.gov.

The FEMA Regional staff in Chicago, Illinois, is also available to provide technical assistance and guidance in the development of floodplain management measures. The adoption of compliant floodplain management measures will provide protection for the City of Ypsilanti and will ensure its participation in the NFIP. The Regional Office may be contacted by telephone at (312) 408-5500 or in writing. Please send your written inquiries to the Director, Federal Insurance and Mitigation Division, FEMA Region V, at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

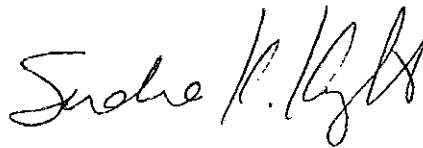
The Honorable Paul Schreiber

Page 2

You may have already contacted the NFIP State Coordinator and/or the FEMA Regional Office, and may be in the final adoption process or recently adopted the appropriate measures. However, in the event your community has not adopted the appropriate measures, this letter is FEMA's official notification that you only have until April 3, 2012, to adopt and/or submit a floodplain management ordinance that meets or exceeds the minimum NFIP requirements, and request approval from the FEMA Regional Office by the effective date. Your community's adopted measures will be reviewed upon receipt and the FEMA Regional Office will notify you when the measures are approved.

I appreciate your cooperation to ensure that your community's floodplain management measures are approved by the FEMA Regional Office by April 3, 2012. Your compliance with these mandatory program requirements will enable your community to avoid suspension from the NFIP.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra K. Knight". The signature is fluid and cursive, with the first name "Sandra" being more prominent than the last name "Knight".

Sandra K. Knight, PhD, PE
Deputy Associate Administrator for Mitigation

cc: Andrew Velasquez, III, Regional Administrator, FEMA Region V
Les Thomas, NFIP State Coordinator, Michigan Department of Environmental Quality
Teresa Gilliotti, Floodplain Administrator/City Planner, City of Ypsilanti