

**PLANNING COMMISSION
MEETING MINUTES
December 18, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

II. ROLL CALL

Present: R Johnson, G. Clark, H. Jugenitz, P. Hollifield, A. Bedogne, C. Zuellig

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

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – November 20, 2013

Commissioner Hollifield approved the minutes of November 20, 2013 (Support: A. Bedogne) and motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Water Street Draft Infrastructure Plan

Teresa Gillotti, Community Development Director, stated that this is a concept plan with the next step being mapping out road widths, on-street parking, sizes of blocks, etc. for marketing purposes. This will be helpful in estimating costs for our Brownfield Plan. The need for water retention will be discussed by the representative from Midwestern Consulting.

Scott Betzel, Midwestern Consulting – gave an update adding that he had a long history on this site having worked as the chief engineer with a previous developer, Biltmore, and has a working knowledge of the utility infrastructure. He referred to the architectural rendering which he stated was an evolution of the planning study from Shape Ypsilanti. This is a very flexible and conceptual drawing representing what could be done and with the ultimate goal of producing cost estimates to help determine costs for potential buyers.

It has been laid out into a nice grid with approximately 20 acres of saleable real estate within the site allowing for a lot of flexibility in the types of use and positioning. This will also give the city guidance on what to expect on the overall structure of the infrastructure in this area. He reviewed the corridor that would have to be protected and discussed the location of the sanitary sewers, which he stated it was his opinion should be done at one time instead of piecemeal replacement which could be problematic. He feels it is a good use of the property and a very reasonable concept.

While the conceptual idea of the grid is good, there were a number of questions and concerns by commission members specifically on parking and much discussion on this issue.

Commissioner Zuellig moved to approve the concept with the understanding that as we move through the process, we get feedback from the Water Resource Commissioner at the point at which it is appropriate, consider municipal parking solutions and also have a minimum 100 ft setback to the river (Support: A. Bedogne) and carried unanimously.

2. Shape Ypsi – Zoning worksheets for parking, manufacturing discussion

Ms. Gillotti stated that we are now to the point where we need to decide what we should do about parking regulations and industrial districts in the zoning ordinance rewrite and to think about these regulations in the context of different areas of Ypsilanti. Ms. Gillotti produced worksheets to review in detail, which included the questions of why the city should have parking regulations and why change them. Discussion was held with board members to get information on the intent section and also to set parameters for parking regulations.

The current zoning ordinance has minimum parking requirements. Other communities have minimum and maximums or simply maximums. These requirements usually vary by use and in some cities, only certain uses have maximums. The requirements could vary by use in zoning

district as well. After reviewing the various options, the board members were asked their opinion on the requirement of either maximum or minimum requirements or both. Many communities adjust parking requirements based on factor affecting the number of cars coming to a site and the question of what factors should be considered was discussed. Size and dimensions of compact cars was discussed and what the percentage should be for cars with smaller dimensions.

The ability to get around Ypsilanti by any mode of transportation was a value of the Master Plan. Many communities require bicycle parking as well as automobile parking. Some cities require a certain number of spaces by use; other cities use a ratio to the number of automobile spaces. The question of should bicycle parking be required was asked and by what method – by use or percent of auto parking spaces.

All of the questions were responded to by the commission members.

The second issue to discuss was manufacturing districts, of which, Ypsilanti has two – Light Manufacturing (M1) and General Manufacturing (M2). The intent of both the M1 and M2 districts are proposed to remain an industrial district of some sort but the question is if they would still apply in the stated locations. In reviewing best practices for North American cities for industrial cities, most have two districts. The question put to the commission members was if there should be one industrial district or two and also a name for the district. This was discussed in detail with their thoughts on both questions.

Ms. Gillotti stated that staff hopes to have a report back by February.

VII. COMMITTEE REPORTS

1. Non-motorized Committee

Commissioner Clark moved to approve Planning Commission confirmation of the following appointees to the Non-motorized Committee – Diana Gonzalez (replacing Adam Gainsley), Kevin Hill (reappointment), Laura Shiltz (reappointment), Tim Colbeck (DDA; alternate for Kevin Hill) and Tony Bedogne (Planning Commission representative replacing Rod Johnson). The motion was supported by Commissioner Hollifield and carried unanimously.

2. Annual Report Committee – set for January

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Parkridge Homes
521 Tyler Road – Expansion
Parks Plan

IX. ADJOURNMENT

Since there was no further business, Commissioner Clark moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried unanimously. The meeting adjourned at 10:20 p.m.