

1. Agenda

Documents: [01- PLANNING COMMISSION AGENDA 06 .PDF](#)

2. Packet

Documents: [PCPACKET_2013-06-26 .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, 28 August 2013 - 7:00 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Anthony Bedogne	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Brett Lenart	P	A
Richard Murphy	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

- Family Dollar Rezoning & PUD plan
- Thompson Block Rezoning & PUD plan

V. Old Business

- Recreation Master Plan update - Presentation: Parks and Recreation Plan highlights as they relate to Shape Ypsi

VI. New Business

- none

VII. Committee Reports

- Nonmotorized committee

VIII. Future Business Discussion / Updates

IX. Adjournment

**Agenda
Planning Commission
Council Chambers
Wednesday, 26 June 2013 - 7:30 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

- 20 March 2013
- 17 April 2013

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

- Alley Vacation Petition – southern half of westernmost north-south alley connecting E Cross to Maple (rear of Thompson Block)

VI. Old Business

- Water Street update
- Master Plan process update (steering committee member)
- Recreation Master Plan Update

VII. New Business

- 1510 Washtenaw: site plan for multi-tenant retail

VIII. Committee Reports

- Nonmotorized committee

IX. Future Business Discussion / Updates

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
March 20, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

II. ROLL CALL

Present: R Johnson, B. Lenart, G. Clark, M. Bullard, R. Murphy, P. Hollifield,
C. Zuellig

Absent: C. Zuellig (excused) R. Murphy (excused)

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

III. APPROVAL OF MINUTES – February 20, 2012

Commissioner Clark moved to approve the minutes of February 20, 2013 as amended (Support: K. Weger) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

75 Catherine

B. Wessler, Planner I, stated that this is a request for a site plan and special use approval for a medical marijuana growing/manufacturing facility located at 75 Catherine, north of Factory/Spring, east of South Huron at the intersection of Catherine Chidester. The building is approximately 7,500 sq. ft and no planned expansion is being considered. She did a brief review

of the request stating that the property is zoned M1 Light Manufacturing, which allows medical marijuana cultivation as a Special Use, subject to the specific requirements in Sec 122-815. This site most recently has been used for auto body repair, hair product manufacturing as well as a social club for motorcycle aficionados, but the predominant use throughout its history has been related to automotive repair. The applicant plans to perform signification renovations to the interior of the space. Ms. Wessler added that staff is recommending approval of this request with four conditions and three waivers, which she detailed. One additional condition will be added to the site plan regarding the sidewalk on Catherine.

Commissioner Johnson asked about curb cuts and Ms. Wessler responded that staff recommended that they be removed; this is part of the engineering conditions. The applicant had no comments this time.

Commissioner Clark moved to open up the public portion of the hearing (Support: K. Weger) and the motion carried unanimously.

Sue Melke, Chidester Apts – asked for clarification on the specific building to which Ms. Wessler responded. She added that Ypsilanti voters had clearly spoken and has no problems with this request.

Peter Gillenwaters, 314 Chidester – had a number of questions and concerns – a private concern or one that was a corporation, if this would be a manufacturing facility, selling cookies or brownies?? He is concerned that it would affect the air since many of the people living in the high-rise building suffer from asthma as well as contaminating the area surrounding his home. He feels that by allowing this goes against federal laws, even although state law has allowed the use of medical marijuana. He is opposed to this request.

Chelsea Miller, EMU – is supportive of this request if used for medical reasons only.

Peter Gillenwaters, 314 Chidester – asked if zoning would be changed. He also asked if staff has checked the credibility of the applicant to ensure that the applicant does not engage in other activities other than the use for which it is intended. He is concerned about the impact this business may have on his business and property.

Anthony LaRussa – applicant – stated that he had ordered special carbon filters to contain any odors within the property lines. He will also be improving the building. He stated that it is illegal to sell any marijuana to non-patients.

Commissioner Weger moved to close the public portion of the hearing (Support: D. Lautenbach) and the motion carried unanimously.

Chairman Johnson responded to the concerns of Mr. Gillenwaters stating that there is a thorough licensing procedure in Ypsilanti, which is verified by city council on potential candidates. There will be no zoning changes; there is a special use that allows medical marijuana in this zone. Ms. Wessler added that his concern of odor is covered under the conditions. Commissioner Lenart added that based on historic use of this property for dry cleaning, he recommended to the applicant that he may want to consider having an environmental assessment performed on property

Commissioner Lautenbach moved that the Planning Commission approve the Medical Marijuana Growing/Manufacturing Facility Special Use Permit for Aspen Gardens at 75 Catherine Street with the following findings and conditions:

Findings:

1. The application is substantially in compliance with Sec 122-165(b).

Conditions:

1. Special Use approval shall be subject to approval of site plan.
2. Special Use permit shall expire and be of no effect if the use ceases operations for a period of 60 days or more, per Sec 122-815(9).

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

Commissioner Lenart moved that the Planning Commission approve the Site Plan for Aspen Gardens at 75 Catherine Street with the following findings, waivers and conditions:

Findings:

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

Waivers:

1. To accept proposed foundation landscaping, with the finding that the benefit intended to be secured by Sec. 122-706 will exist with less than the required landscaping or screening.
2. To accept the omission of gates on the refuse container masonry enclosure, with the finding that the benefit intended to be secured by Sec 122-709(a) will be provided, due to the refuse container and its enclosure being located behind an opaque fence in an area not open to the public.
3. To omit in-ground irrigation as required by Sec 122-712(e), maintenance, due to hardiness of species selected and applicant commitment to hand-watering as needed.

Conditions:

1. Engineering conditions shall be met, including, but not limited to:
 - a. A separate full size existing condition sheet shall be added to the plan. The existing condition call-outs on Sheet 1 do not match the certificate of survey on sheet three.
 - b. It appears the net impervious surface on the site will be reduced as part of this project. Calculations shall be provided showing existing and proposed conditions.
 - c. Sheet flow storm drainage into the right-of-way is not permitted. The plans shall include onsite storm water collection and treatment/filtration. The applicant is encouraged to consider low impact designs such as rain gardens, bioswales, etc.
 - d. The existing gravel parking is permissible contingent on storm water being addressed as stated above.

- e. The existing water and sanitary sewer leads shall be shown on the plan. If no utility work is proposed for this project, a note shall be added to the plan. If water and/or sanitary sewer work are necessary; review, approval and permit will be required from YCUA.
2. A City Medical Marijuana License shall be required prior to operation.
3. Note height of building on plans.
4. A sidewalk to be constructed on Catherine consistent with city ordinances, contrary to the note on the site plan indicating that a fee will be provided in lieu of construction.
5. Remove curb cut on the northwest corner of the lot.

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

VI. OLD BUSINESS

1. Water Street Update

Ms. Gillotti gave an update of the city council meeting at which there was a public hearing and lengthy discussion on the Family Dollar. Council is considering a 1.1 acre property on the corner of Park and Michigan. It was agreed that The Family Dollar project has been delayed to the second meeting in April because of the Master Plan work that has been going on. Last week there was a number of focus groups to further lay out a little bit more of the Master Plan for the site including roads and what we would like for form and also ensure that then Family Dollar project would fit into that layout. Lincoln Street would be extended to the South which could affect this site.

Regarding the recreation center, resolutions of support were passed by the City and Washtenaw County Parks & Recreation to continue to work together on this project. YMCA has created a committee to do a full study since they will be operating this facility. They need to confirm there is a market and that they want to commit to operating the building.

Since it appears that we may not have any business for the April planning meeting, Ms. Gillotti recommended that we use this time for a joint meeting with the Planning Commission and City Council and the Master Plan consultants to give council an update on the goals and objectives for long-term, which would include the grid for Water Street and potential one-way street conversion. Members of the Planning Commission agreed that there should be some definite grid plan for Water Street so potential businesses know the exact lay-out to determine if their business would be possible before they incur any expenses only to find out at a later date that it would not work. Ms. Gillotti gave more update on the week with the Master Plan Consultant team and the various days' events. There will be another charrette beginning the week of April 16th.

Ms. Wessler gave an update on the Recreation Master Plan adding that it is coming along slowly. We have completed a draft of the community background, financial requirements and are now working on goals and objectives for the long-term, which will include capital improvements.

VII. NEW BUSINESS

1. 1425 Washtenaw

Ms. Wessler gave a brief staff report stating that this is a proposed restaurant. It is an existing 2,780 sq. ft. building with an 11 space parking lot, and is located on the southeast corner of Washtenaw and Owendale, off Washtenaw between Cornell and Mansfield. The property is zoned B1 and is in the Entryway Overlay district, which presents al challenges.

Because the site is so small and there is an existing building, and with the landscaping and parking requirements, there are some logistical challenges to this site, i.e. nineteen parking spaces are proposed taking up most of the area of the site, stormwater challenges, landscaping challenges along Washtenaw, and while the applicant has done an admirable job, there are still a number of items that need to be resolved. Staff is recommending tabling this item and listed the various waivers and conditions that are required. This could be handled on an administrative basis if the planning commission so agreed.

A number of questions were put forth by the board on curb cuts, clarification on number of seats (50 or less) and other issues. Clarification was made that there would be 50 seats or less. Commissioner Lenart stated that if the owner has reviewed all of the conditions and agrees to all of them, it is his opinion that this could be handled at this meeting and followed up administratively. He also recommended that parking be explored, possibly shared parking. Mr. Issa stated that he has read all of the conditions and agrees to them.

Mohammed Issa, owner – was accompanied by his architect, Adna-Al-Saati, who were in attendance to discuss the site plan. They were aware of all the proposed findings, waivers and conditions recommended by staff and were agreeable to everything that was discussed. Mr. Al-Saati made some modifications on the maneuvering lanes.

Kyle Sutherland – stated that his property is adjacent to the area behind the restaurant and had just recently become aware of this potential business and was interested to know more about it. He is not opposed to the restaurant but just wanted some information on the proposed plan. Ms. Wessler stated that permissive hours of business would be from 6:00 a.m. to 12 midnight and screening would be completed prior to opening. The owner gave him some information on his restaurant adding that he had three stores in Ann Arbor and another in Northville and would be happy to talk to his neighbor at any time answering any questions he may have. He stated that he plans to be a good neighbor in the area.

After further discussion, Commissioner Lautenbach moved that the Planning Commission approve the Site Plan for the proposed restaurant and accessory outdoor café at 1425 Washtenaw Avenue, with the following list of findings, waivers and conditions:

Findings:

1. The application is substantially in compliance with Sec 122-127.

Waivers:

1. To reduce the number of required parking spaces by 20%, per Sec 122-832(4), due to the site's dimensional constraints.
2. To reduce the depth of the proposed perpendicular parking spaces to 18', per Sec 122-834, due to the site's dimensional constraints.
3. To accept proposed foundation landscaping, under Sec 122-713(c).

Conditions:

1. Reduce the amount of seating provided to 50 customers or fewer.
2. Provide a Master Sign Plan for the site upon submission of sign permit application.
3. The proposed outdoor café, permitted as an accessory use under Sec 122-352(15), shall be subject to the conditions of Sec 122-799, and shall conform to that ordinance unless a variance is granted.
4. Note building height on site plan.
5. Applicant shall consider adding bicycle parking.
6. Reconfigure parking lot to meet the standards of Sec 122-834, Parking Dimensions.
7. Engineering conditions shall be met, including but not limited to those outlined in the review letter from the Planning Department staff.
8. Show lighting on site plan.
9. Show wheelstops.
10. Remove evergreen trees from front greenbelt; replace with hardy deciduous trees.
11. Show or note method of landscaping maintenance.

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

VIII. COMMITTEE REPORTS

- Non-motorized committee - minutes dated 3/7/2013 were included in packets.
- Food/Gardening – Ms. Gillotti stated that landscaping was changed to include “edible plants” and raised beds and city council agreed that R1 and R2 can do a community garden on vacant lots, subject to 3' setback and other conditions, and expanded the catering definition.

VII. FUTURE BUSINESS DISCUSSION/UPDATES

Joint meeting with Planning Commission, City Council and the Master Plan Consultants.

VIII. ADJOURNMENT

Since there was no further business, Commissioner Lenart moved to adjourn the meeting (Support: G. Clark) and the motion carried unanimously. The meeting adjourned at 8:20 p.m.

**JOINT PLANNING COMMISSION & COUNCIL MEETING
MEETING MINUTES
Wednesday, April 17, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

II. ROLL CALL

Present: R Johnson, D. Lautenbach, G. Clark, M. Bullard, R. Murphy, P. Hollifield, C. Zuellig, Mayor Schreiber, Council Member Jefferson, Council Member Vogt, Council Member Robb, Council Member Murdock

Absent: K. Weger (excused) B. Lenart (excused) Mayor Pro-Tem Richardson (excused) Councilmember Moeller (excused)

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

III. INTRODUCTIONS

Mayor Schreiber introduced members in the audience: Former Mayor Dr. Cheryl Farmer, Former Council Member Nickels, Former President Jane Schmiedeke, HDC, Professor Norm Tyler – EMU, Ralph Lange, City Manager, Darryl Denard from Hamilton Crossing. He stated that the master plan is a long term plan for the city and we need to take it seriously. He was very pleased with the attendance and participation at the various sessions that have been held all week, which indicates that there is a lot of interest in the future of the city.

IV. AUDIENCE PARTICIPATION

Cheryl Farmer, 214 N. Huron – thanked Council for initiating the process of updating the Master Plan. She has been very impressed with quality of the people hired to do this project and the level of engagement by the public which speaks well of Teresa Gillotti, City Planner,

and her ability to get all the information out to the media. The real importance of having a plan empowers council to move forward when there is grant money available.

V. Presentation

Chairman Johnson stated that this is a presentation by the Shape Ypsilanti Planning Team. We started out with focus groups in January and engaged the community, found out their desires, feelings, etc. and directions to get a pulse of the community. Staff then followed up with a charrette in March, where again, people came in and had direct contact with the planner. Now we come to the design charrette where we see firsthand work as to what they heard and what was said by the citizens and what this will mean in our direction as to how the City of Ypsilanti is going to move forward in this process.

Ms. Gillotti introduced Megan Minock from ENP & Associates, who is the lead the project.

Megan Minot began by thanking the people in attendance at this meeting as well as the many people who attended the various focus groups since January. She was totally pleased with the amount of engagement by people from all the over the community, including residents, business owners, politicians, commissioners, etc. In the next month or so, they will have more information. In July, they hope to have a draft Master Plan. This Master Plan is a guiding document in terms of what the city is going to see in 10-20 years ahead about land use. This would be more to do with form than use, i.e. where buildings are, how they look and how far apart, etc. Also, housing and transportation, which would include cars, walking, buses, bicycles; complete streets and complete transportation systems, equity and sustainability. These are areas that they are concentrating on and that document becomes a living document that the city uses every day, as well as others members of government, informing them on what the city plans are for the future. Public Housing is required by state law.

The Master Plan is a guide. We also have a zoning ordinance, which is considered the rules/laws that dictate what happens on property in the city. We will be working with the community on a draft zoning overview and that will be done in October and hope to have it passed next year. The Master Plan creates a vision and predictability. A sample of questions we asked was: what you want to preserve, what you want to change and what you want to build. These responses, in combination with the focus groups, gave the consultants a good sense of vision for the future of the City of Ypsilanti. Three guiding values is [Safety](#) (a secure place for people to live, work, study, visit and play; [Diversity](#) (people and structure) and [Sustainability](#) (Efforts to make city environmentally sustainable while financial viability should factor into decisions).

Ms. Minot referred to the street system adding that it is dysfunctional – too many one way streets. She recommended that we make the city more legible and more navigable to Depot Town, Downtown, Cross/Washtenaw, Water Street and Waterworks Parks.

The framework of the city consists of various core neighborhoods:

Centers – heart of the city focuses on mixed multi-use (Eagletown, Depot Town, Downtown Neighborhoods – muscle – concentrates on residential

Corridors – linear concentrations of development, i.e. Washtenaw, Harriet, Cross, East and West Michigan.

District – predominantly single-use areas, i.e Bortz, EMU – vitality of city

Ian Lockwood, AECOM, Transportation Engineer – working alongside ENP – reviewed what he referred to as “big ideas”. He began with I94/Huron/Hamilton stating that the entryway to the city on Huron has three lanes of traffic coming in, and in order to leave the city, one must go back up Michigan three blocks to take another one-way to leave the city. His point is that this not easy for visitors or even for residents. He heard a lot about these two streets during the focus groups. Mr. Lockwood met with MDOT to discuss the possibility of changing the one-way to two-way streets. They were not averse to the idea and in fact were quite open to a study. He reviewed the possibility of a 2 lane round-about at the exit on to Huron.

He then went on to discuss other specific streets, i.e. Washtenaw/Cross, which the transit people are open to also make changes, extending River Street corridor, and Depot Town. He recommended that Washington be a “flush” street and consider making it a barrier free plaza for use as a festival-type street as well as a day-to-day street. He also showed slides of various streets in both Florida and Colorado, both before and after, which showed the vast difference to the areas by installing roundabouts. By making these changes, it made differences to bringing in businesses and improving traffic flow and parking. Connectivity is very important and by extending through streets and changing to two-way streets, it would be helpful in what he describes as a form based plan.

Regarding standards, he listed overall considerations:

1. Respect ROW and blocks (keeping them to our layout)
2. Block perimeters
3. New development should be organized with A & B Streets.
4. A & B cross section elements – on street parking
5. Driveway apron design

“A” streets should be 90-100% of a building – should build to line with 60% of first floor to have glazing and keep frontages open.

He reviewed the concept of the proposed Family Dollar on how it should be structured extending Lincoln and Parson to be within the framework of A & B Streets, after which, he finished his presentation. This was followed by comments by both Planning Commission and City Council members.

Council Member Vogt commented that Mr. Lockwood’s six minute presentation is the most important six minute presentation he has seen during his time on council and the 20 minutes before that provided us with concepts that tied things together in a way that we have never seen before that are brilliant and would solve many problems in the city. His presentation on the dollar store is spot on and feels that council should carefully consider when making a decision on that project. Commissioner Murphy asked if his comments were specifically about Family Dollar or was it more general toward any project that would be built on that lot, to which, Mr. Lockwood responded that it can be generalized for any use, since the market will change.

Chairman Johnson referred to the whole Water Street zone and how it provides a mean of communication between the city and developers and what may or not work and very important to have a Master Plan. The form based zoning is new to us but is very important, like Motor Wheel, Water Street, Waterworks Park, etc. that we can look at undeveloped land and be able to effectively engage a developer as to what will or not work and not focus on what kind of business they are doing but more what will work into our vision. Mr. Lockwood responded that by having a structure, one can open up the area to numerous developers of any kind as long as they follow the vision and developers can go in knowing they are going to be held to the same vision as their neighbor. It gives the city more flexibility and will still have a nice framework and walk ability.

Council Member Murdock stated that Family dollar is closer to meeting the framework than the recreational center. When we set up the criteria is it an all or nothing with a developer? Currently we are using design standards and a plan that was previously put forth by the Planning Commission and approved by City Council. Mr. Lockwood stated that previous design relied upon one developer – these framework/rules ensures regulatory stability and allows flexibility and predictability creating an urban structure.

Mayor Schreiber asked for more clarity on the question of height and density – referring to Water Street, one thought is to try and fill up as fast as possible or lower density, which would mean holding out and trying to build up higher density not using up the space. Mr. Lockwood gave a detailed response adding that smaller lots would sell more quickly, and larger lots a little slower.

Commissioner Clark was on a previous 20/20 Task Force. The members of 20/20 felt it was essential that River Street run through the Water Street property. It is his opinion that he is happy that this is a part of their recommendation and would open it up to all of the south side, which is more isolated from the rest of the city. He is also in favor of having the Recreation Center in Waterworks Park. Mr. Lockwood agreed that this could be a good site, especially with the all the soccer fields, etc. around that location. Commissioner Clark also added that it accommodates people from the Township to access the Center from I-94.

Mayor Schreiber stated that an outstanding job had been done on the process – one-way to two-way and the Water Street grid concept and how two-way would affect EMU, which would help parking on the street, helps get students off campus downtown and depot town.

Commissioner Lautenbach asked about West Michigan and Megan Minock, ENP, responded that W. Michigan faces a lot of the same challenges as other corridors. They will also be addressing general standards for corridors and drill down where they can.

Chairman Johnson moved to open up the meeting for audience participation.

Wanda Wysor - lives outside the city limits. She attended the presentation on the Recreation Center and it is her opinion that it should be located on Michigan Avenue and not in Waterworks Park as has been suggested by some. If the city is not willing to put the Recreation Center on the Michigan Avenue corridor, it is possible we could lose them completely.

Aaron Scott - likes one-way streets but is OK changing to two-way. Also, does not want to move the Recreation Center from Michigan Avenue, but if it has to be, it would be easier if Huron was changed to two way, making it easier to get downtown.

Bill Nickels – The backside of Water Street along the river has always been thought of as the backside, and has been less desirable for development than Michigan Avenue. People are interested in Michigan Avenue rather than the river. The bridge across River Street stands out more than anything else in this presentation and would open up the backside and make that whole river side more desirable than Michigan Avenue.

Nathan Phillips, 422 Hawkins – Been a resident for 7 years. Walks along the back of Water Street often and enjoys the natural environment – like being in the suburbs. He would love to see a cultural center located there. Thanked the consultant for doing such a great job.

Will Thompson, Chidester Apts – Also loves to walk along the river and would love to see it opened up for bike trails, etc.

Sue Melke – Regarding the potential festival on Washington Street – what is the plan for the buildings that are not occupied now. Mr. Lockwood responded that it would be a street without vertical curves and could be used if the city wanted a festival but would be used same as normal but just no curbs and would not affect the use. It was his opinion that this would attract investment more quickly. She also questioned parking in back. Mr. Lockwood gave examples of types of malls he had worked on previously with rear parking and how important it is to enforce having a front door and can also put something in code that the front door should also be operable during business hours.

Tony Bedogne, Stanley - stated that he was excited about the continuation of River Street. It is his opinion that since the Recreation Center will not generate taxes for the city. They should conform to what the city wants. Bob Tetens doesn't hold the cards – we do!!! It should go where we want it or go away. He does not feel we need the size they are proposing. He loves the YMCA in Ann Arbor and feels that its size is adequate for Ann Arbor and would be a good fit here.

Paul Neuhofter, 814 Stanley – Focused on Motor Wheel and wondered if we want to acquire it. Chairman Johnson informed him that this private property. The Planning Commission can only set the rules for what can happen on sites. If the owner decides at some time in the future, they want to do something different, then we would do what we can to enable that.

Ralph Lange, 206 N. Huron – realizes we have worked hard on this but the hard decisions would have to be made - if Family Dollar does not do what we want – is it all or nothing – let \$1M go away – that could be a reality. On the Recreation Center, he understands some other viewpoints but we have heard from planners that building this, would make the rest of the property more valuable. You can build the Recreation Center anywhere you want but you would have to build the streets and the bridge. – this could be \$1M. Where would the money come from? Wasn't supportive of changing the one-way to two way.

Edna Massey – moved here from Washington, D. C. She used to live on Water Street – then River Street, which burned down. She is very supportive of what we are trying to do.

Cheryl Farmer, 214 N. Huron – referred to neighborhood to the west at I-94/Huron/Hamilton and potential roundabout adding that it would help in drawing Hamilton Crossing into the city and the parks. That area has been isolated for a long time by both the freeway and one-way streets. There is a school that also deserves being pulled into the rest of the city. That used to be a vibrant area in the past. She also referred to the Family Dollar – one concern is that this is a brand name that may brand the whole parcel in a negative way and make it more difficult to market the rest of the property. If the Rec Center does go in, it goes off the tax rolls – can we bring in part of Waterworks Park on to the tax roll but thinks that would be a vote of the people – that could be a trade-off.

Chairman Johnson added that on the “dollar store”, regarding the opinion of the planners, it is only form that we deal with, not function. Branding would be a city decision and how it would work with the property.

Mr. Lockwood stated that he is indifferent about the use but would question signs. Megan Minock (ENP) - stated that signs can vary based on location, i.e. corridor vs neighborhood vs center. They should be sensitive and match to the building style, which we already have here. Mr. Lockwood referred back to the I94 roundabout stating that there are many ideas of how this could be connected. On the Water Street property, it is his opinion that we should stay true to our values and not fall for corporate blackmail. The consultant planners consider themselves as more of a translation service – listening to what citizens want, what is most important to the city and coming up with a plan. This is not the consultant’s plan, but it is the plan of the city.

Nathan Etu, 310 N. Adams – student at EMU – stated that he and a number of other students have been working on a final presentation for the former Boys/Girls Club property and wanted to let everyone know that it will be held from 4 – 5:30 at Frenchies in Depot Town on Wednesday, April 24, 2013.

Tim Adkins – asked how two way streets encourages safety, to which, Mr. Lockwood responded that one-way streets encourage cyclists going the wrong way and on sidewalks and two-way reward short trips. He is not trying to make auto-centric but rather trying to make inclusive.

Sue Melke (again) – re Family Dollar – if form matters and not so much use, does name of stores that have bad reputation still hold true in form. Mr. Lockwood responded that it is important that the building can be re-used and not worry about bad reputations.

Wanda Wysor (again) She added that there are people who are interested in putting a “Wellness Center” attached to the Rec Center – this would add value but would not be considered if not on Michigan Avenue. Also handicap accessibility would be required. It was Mr. Lockwood’s opinion that the Rec Center does not need to get any bigger and it would be preferable to have its own building.

Megan Minock – ENP – stated that the next step would be a closing conversation at Spark East on Friday, April 19th. There will be a presentation with some more elements of this. She

added that this evening's presentation has been great in looking at more of focus bringing all the elements together. After that, they have some drafting to do with focus groups.

Chairman Johnson ended up by stating that this has been a project long in the making. It has been more involved with citizens and planning staff. We are very fortunate to have a group of staff that has done a top notch job and been sensitive to the public's desires. He commended everyone including public, staff, board members, etc. for their participation.

VIII. ADJOURNMENT

Since there was no further business, Council Member Vogt moved to adjourn the meeting (Support: R. Murphy) and the motion carried unanimously. The meeting adjourned at 9:54 p.m.



City of Ypsilanti

Community & Economic Development Department

13 June 2013

Staff Review of Alley Vacation Application Thompson Block Alley Vacation

GENERAL INFORMATION

Applicant:	Stewart Beal Thompson Block Partners, LLC 400 N River Ypsilanti, MI 48198
Application Date:	11 April 2013
Location:	Southern portion of the westernmost north-south alley between Maple, Prospect, East Cross, and North River
Zoning:	B3, Central Business & HO, Historic Overlay; R1, Single-Family Residential & HO, Historic Overlay
Action Requested:	Alley Vacation
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

The Thompson Block Partners own the property at 400 N River, commonly known as the Thompson Block, and the vacant lot at 107 E Cross, which is immediately behind the Thompson Block. These properties are currently separated by the alleyway. The applicant intends to combine these lots to further redevelopment of the Thompson Block.

This alley has been closed since 1984 (ordinance #611, L1978 P267) by a barrier placed in the center of the alleyway, with rights of access reserved to the City to maintain, repair, and construct any necessary utilities. The property owners to the north use the north part of the alley for access to parking, ingress and egress.

Figure 1: Alley Location



Figure 2: Site Aerial (2010)



ALLEY VACATION STANDARDS

§94-271

The process to vacate an alley, as prescribed by City Code, follows these simplified steps:

- (1) A motion of City Council, or a Petition by the majority of abutting owners, initiates the process.
- (2) Planning Commission holds a public hearing
- (3) Planning Commission makes recommendation to City Council
- (4) City Council considers the request in open session and passes a resolution of intent to vacate in the form of an ordinance first reading.
- (5) City Council sets a date for a public hearing not less than four weeks thereafter.
- (6) City Council decides to vacate or close the alley, with or without conditions, or take no action.

The ordinance further provides standards to be considered in any closure or vacation of a public right-of-way. These five, and staff comments, are as follows:

(1) Whether the alley services a residential, single-family, multi-family or business area.

The alley, currently closed, serves only the two abutting parcels at 400 N River and 107 E Cross. The 400 N River building is currently vacant, but proposed for a mix of residential and commercial uses. The 107 E Cross parcel is a vacant lot, the structure demolished in 2010. The owner proposes it to become a parking area serving the Thompson Block.

(2) Whether the closing will create an undue burden on traffic.

The alley is currently closed. No undue burden to traffic has been demonstrated.

(3) Whether the closing is necessary to prevent traffic from traveling through the neighborhood to destinations outside the neighborhood or other safety factors such as speed of traffic, frequency of use, the size and condition of the alley.

As the alley is currently closed, vacation is expected to have minimal impact upon neighborhood traffic patterns or speeds.

(4) The wishes and desires of the majority of the neighborhood.

Both abutting parcels are owned by one entity: Thompson Block Partners, LLC. They are the initiators of and signatories to the petition to close. Staff met with owners of the property immediately to the north; they voiced support for this petition and a lack of interest in pursuing further vacation northward, as such would require a series of property transfers/combinations and shared-use access agreements.

Not less than four weeks prior to the City Council meeting at which this issue will be further deliberated, staff will mail notice to adjacent property owners, post notice of that meeting in no less than three different public places in and around the alley, and publish notice in the official city newspaper at least once per week for two successive weeks, per §94-293, §94-294, & §94-295. Additional feedback is expected at that time.

(5) The present and future interests of the city considering planning for the entire city.

This vacation would help to enable a long-awaited redevelopment project in Depot Town, and help to put into productive use two vacant properties.

Items to be addressed: Consider including as a condition of the vacation that there will be no vehicular connection between the vacated alley and the remaining north alley, to preserve the existing traffic patterns on Maple Street.

OTHER DEPARTMENT AND AGENCY INVOLVEMENT

DEPARTMENT OF PUBLIC SERVICES

As the alley has been closed since 1984, the vacation of the southern portion of the alley should not impact the current level of service on the north portion. Utility easements will be retained.

FIRE DEPARTMENT

Fire Department review will be requested during the site plan/planned unit development process to ensure adequate access to the rear of the property.

UTILITY ACCESS

Per §94-297 of the City Code of Ordinances, the City shall retain and reserve within the entire former right-of-way an easement for installation and maintenance of utilities unless such easement is specifically abandoned. Staff does not recommend that such easements be abandoned in this case.

MASTER PLAN CONSIDERATIONS

The 1998 City of Ypsilanti Master Plan does not address this alley specifically or other alleyways generally.

Items to be Addressed: None.

STAFF RECOMMENDATIONS

The southern portion of the alley immediately abutting 400 N River and 107 E Cross does not serve a vital function for the neighborhood, and its vacation will not negatively affect the health, safety, welfare, or traffic/freight patterns of the neighborhood. Staff recommends that the alley be vacated with the following conditions:

- the City shall retain and reserve within the entire former right-of-way an easement for installation and maintenance of utilities
- no vehicular connection between the vacated alley and the remaining north alley shall be permitted, to preserve the existing traffic patterns on Maple Street.

Under the City Code, the proposed closure would require final approval by City Council.

Bonnie Wessler
Planner I, Community & Economic Development Dept.

CC File
 Applicant

Shape Ypsilanti



IMPLEMENTATION FOCUS GROUP PACKET

City Framework

Based on the form of the City – the buildings, the landscape, the public spaces and the streets – rather than the uses of property

This Master Plan is a fundamental shift to view the City as an urban system with a framework of interconnected parts, shown on the map on the adjacent page:

- **Centers** are the heart beats of the City – downtown, Depot Town and Cross Street adjacent to the EMU campus.
- **Neighborhoods** are where homes are clustered together, along with small-scale other uses that serve the people that live there (such as a corner store, a school, church or library). There are two types of neighborhoods:

Center Neighborhoods were built before World War II and are adjacent to downtown, Depot Town or Eastern Michigan. The streets are laid out in a block structure, with the neighborhood usually centered on a park or school. Churches and schools are intermixed as well as the occasional store or gas station. These areas were originally built with a variety of sizes of homes and have a mix of housing types - single-family, duplexes, and houses divided into apartments.

Outlying Neighborhoods were built in the middle or later part of the 20th century and were designed as areas for a single type of housing, either single-family or multi-family. These neighborhoods are adjacent to a corridor but the street network is designed to carry traffic into the neighborhood, not through it. Any non-residential uses, other than schools or parks, are located at the edges, not embedded within the neighborhood.

- **Corridors** are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City. Two types of corridors exist in Ypsilanti:

Historic Corridors connect the centers of the City with each other and the surrounding neighborhoods. They are dominated by large, historic homes now used in a variety of ways – residences, office, retail. Houses of worship and other civic buildings also line these corridors, interspersed with smaller homes.

General Corridors were designed to move traffic through the City. Many of these corridors – Ecorse, East Michigan, West Michigan and Washtenaw – are primarily suburban in form and are currently limited to auto-oriented commercial uses. Others – Huron River Drive and Harriet – have one type of building on one side of the street and a distinctly different situation on the other side of the street.

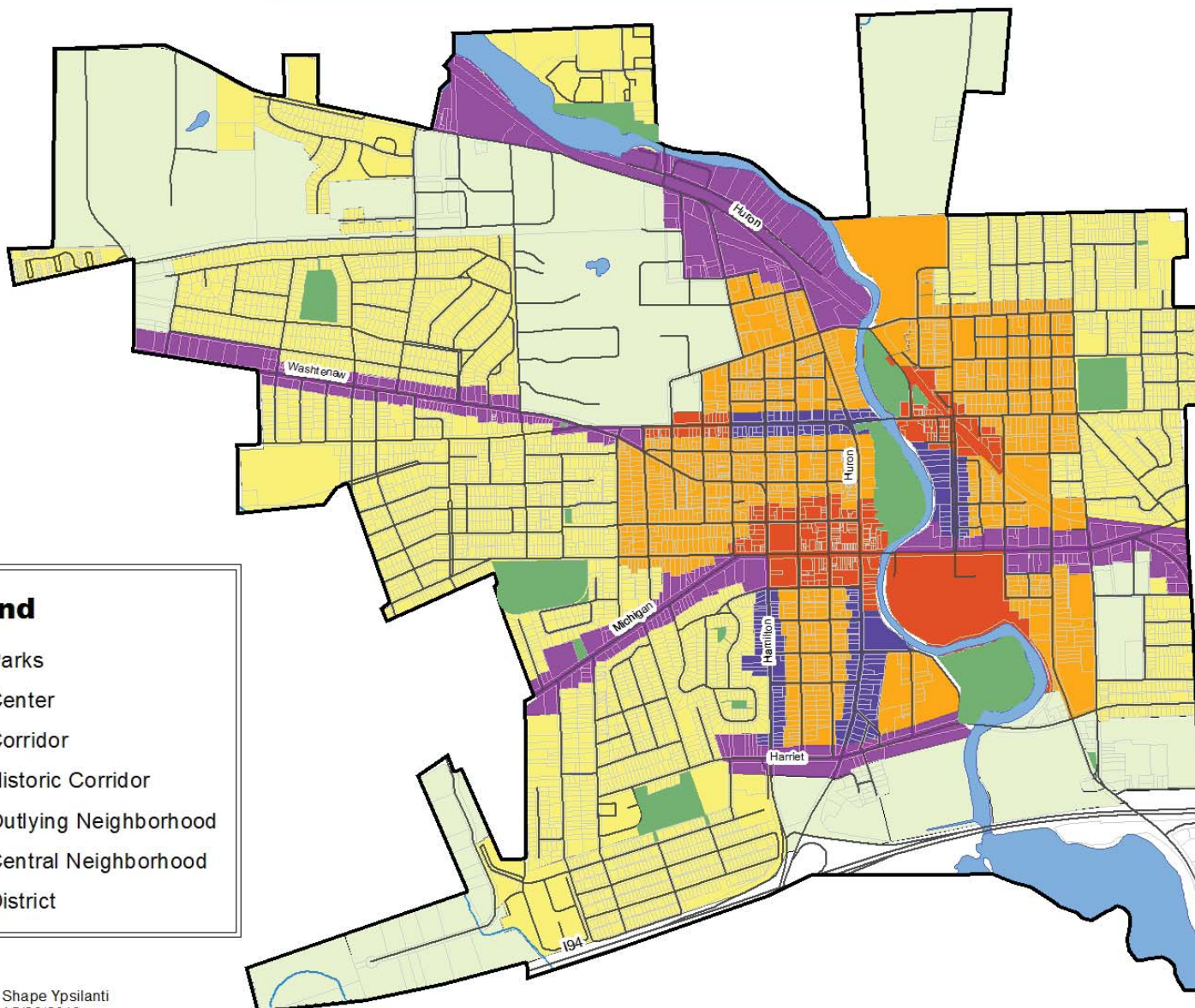
- **Districts** are parts of the city dedicated to a single type of activity, like Eastern Michigan University, the office and medical area on Towner, and the industrial areas of the City in the south. The challenge is to use the street network design to integrate them into the City while assuring that students, faculty, workers and suppliers can reach their destinations easily.

Neighborhoods, Corridors, Centers and Districts

Legend

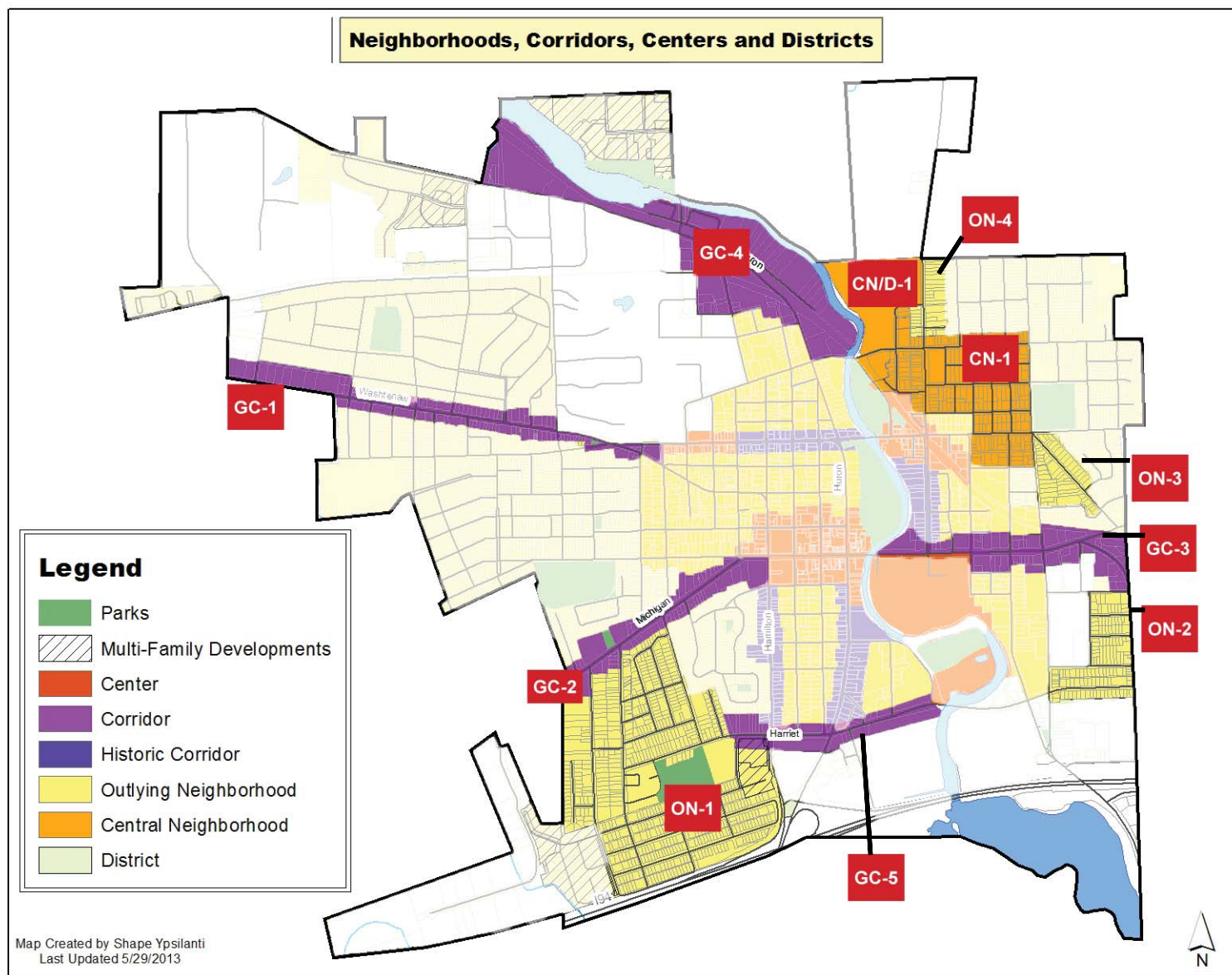
-  Parks
-  Center
-  Corridor
-  Historic Corridor
-  Outlying Neighborhood
-  Central Neighborhood
-  District

Map Created by Shape Upsilonnti
Last Updated 5/29/2013



WHAT MAY CHANGE...

ON-1	Heritage Park Neighborhood & South of Michigan (Second to the west, Hawkins to the east & Michigan to the north)	Zoned two-family. Proposed to be an outlying neighborhood with single-family uses, since the limited floor area of the homes is suitable to single-family use.
ON-2	Prospect Gardens Neighborhood (Towner to the north, Maus to the south and Arnet or Prospect to the west)	Zoned two-family. Proposed to be an outlying neighborhood with single-family uses, since the limited floor area of the homes is suitable to single-family use.
ON-3	Miles between Cross Street & Young	Zoned two-family. Proposed to be an outlying neighborhood with single-family uses, since the limited floor area of the homes is suitable to single-family use.
ON-4	River Street from Holmes to the north to Cherry	Zoned single, two & multi-family. Proposed to be an outlying neighborhood with single-family uses, since most structures and lots are smaller and the dominant uses is single-family.
CN-1	Historic East Side Neighborhood (Forest to the north, Prospect to the east, High & Lincoln to the south, Motor Wheel & Depot Town to the west)	Zoned single-family. Proposed to be a center neighborhood with a variety of residential uses, not just single-family, due to the age and size of houses and its location adjacent to Depot Town.
CN/D-1	Bay Logistics Facility (former Motor Wheel Site)	Zoned industrial. Proposed to be either a central neighborhood or a district , depending on the market.
GC-1	Washtenaw from western border to Oakwood	Zoned single, two & multi-family; business & office. Proposed to be general corridor with commercial nodes at Hewitt & Manfield with buildings up to 4 stories, allowing all uses throughout, but requiring buildings to be 1-2 stories and built up to the sidewalk.
GC-2	W. Michigan from western border to Ballard	Zoned single, two & multi-family; business & civic. Proposed to be general corridor with uses allowed now throughout, but requiring buildings to be built up to the sidewalk
GC-3	E. Michigan from Prospect to eastern border, Ecorse from Center to eastern border	Zoned business and industrial. Proposed to be general corridor with uses allowed now and residential, but requiring buildings to be built up to the sidewalk.
GC-4	Railroad & Huron River Drive from Forest to College	Zoned multi-family, public, business & industrial. Proposed to be general corridor with uses allowed now throughout, but requiring buildings to be built up to the sidewalk
GC-5	Harriet from Burton to Catherine	Zoned two-family, public, business & industrial. Proposed to be general corridor with uses allowed now throughout, but requiring buildings to be built up to the sidewalk





20 June 2013

**Staff Review of Site Plan Application
Proposed Retail Plaza
1510 Washtenaw**

GENERAL INFORMATION

Applicant: Said Issa
1510 Washtenaw
Ypsilanti, MI 48197

Project: Proposed Retail Plaza

Application Date: 5/23/2013

Location: Northwest corner of Mansfield and Washtenaw

Zoning: B1, Neighborhood Business; EO, Entryway Overlay; RC, Residential Commercial

Action Requested: Site Plan approval

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The parcel is approximately 0.4 acres in size, with a 6,600 square foot one-tenant building fronting onto Washtenaw. There are approximately 22 parking spaces located in the front of the building; a narrow (~12') paved area surrounds the building to the north and west. The building is built to the west property line. The proposed alterations will not alter the footprint of the building or the parking. Minor landscaping is being proposed in the available space, as well as curb-to-curb re-paving of the area between Washtenaw and the parking lot, in the MDOT right-of-way. The building was constructed in 1962 for Richardson's Pharmacy and an expansion almost doubling the size of the pharmacy was constructed in 1986. A variance was granted at that time to permit parking space dimensions of 10'x19' (note that current standards permit 9'x18'). In recent years, it has been a dollar store and a discount grocer.

The property is zoned **B1 – Neighborhood Business**, which allows a variety of retail, service, and office uses, but does limit the size of each use to 3,000 square feet, and allows a total of 5,000 square feet for multi-tenant developments. The Planning Commission is authorized to permit an additional 1,000 square feet of building size for projects consistent with the character and intent of the section. By changing from one 6,600 square foot use to four 1,500-1,600 square foot uses, this does represent a

decrease in the nonconformity, but does require that Planning Commission permit a multi-tenant development 200 square feet in excess of the current standard.

Figure 1: Subject Site Location

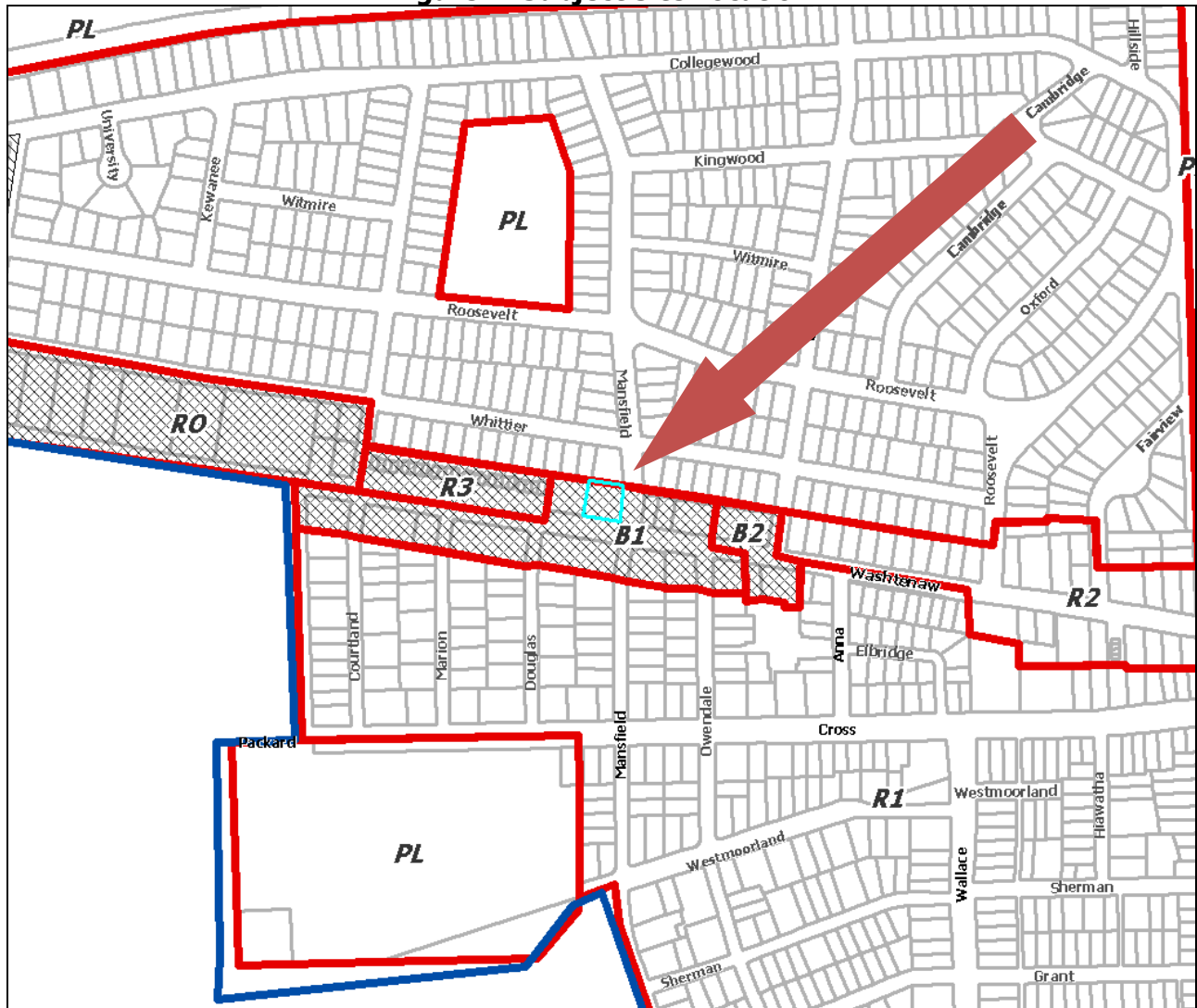


Figure 2: Site Aerial (2010)



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	single-family	R1
EAST	Retail strip	B1, EO, RCO
SOUTH	Retail strip	B1, EO, RCO
WEST	Retail Strip	B1, EO, RCO

SITE PLAN: CRITERIA AND REVIEW

§122-127

STANDING

§122-127(1)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

Note that the applicant is not property owner; applicant does have permission of the owner to seek this approval.

REQUIREMENTS**§122-127(2)****Figure 4: Requirements**

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
USE SIZE			6,600 sqft single-tenant retail	3x 1,500 sq ft + 1x 1,600 sq ft total of 4 tenants, @ 6161 sqft
RCO & EO (122-553 & 122-559)	LOT COVERAGE (buildings or structures)	40%	6,600 sqft 37%%	unchanged
SETBACKS				
RCO & EO (122-553 & 122-559)	front	10'	~60'	unchanged
RCO & EO (122-553 & 122-559)	rear	35' min	12'	unchanged
RCO & EO (122-554 & 122-560)	HEIGHT	three stories or 40'; exceptions in §122-640	One story	unchanged
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	Former curb-to-curb paving in poor condition	Restore curb-to-curb asphalt paving. No sidewalk to be installed.
§122-707	LANDSCAPING	10%	0%	400 sq ft 2%
§122-836	PARKING	1 per 200 square feet of gross floor area ("all other retail or service uses not elsewhere specified") 31 required. (25 with 20% waiver)	22 spaces	22 spaces, of which 1 barrier-free, two bike hoops (4 spaces)
§122-861 et seq	SIGNAGE	- Building Mounted: max of 3 sq ft per ft of frontage - Ground: max of 40 sq ft, 10' tall; must be ≥3' from front property line; ≥10' from side or rear.	Blank ground/pole sign with manual changeable message board. No signage on façade.	none shown, permit to be obtained prior to installation.

Items to be Addressed: See "Site Access, Traffic, and Parking" below. Waiver requested for total amount of landscaping.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is currently one building on the north portion of the site. Parking is located south of the building, to its front. There are two access drives; one from Washtenaw and one from Mansfield. The one from Mansfield is within approximately 25' of the intersection. Building entrances will face Washtenaw, there will be one rear door (existing to remain). There is a dumpster, with enclosure, accessed from Mansfield.

Items to be Addressed: None.

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

The site is accessed from Washtenaw or Mansfield. The Washtenaw drive is approximately 25' wide; the Mansfield drive is approx 23' wide. There is a curbcut on the east side of the building allowing access to the dumpster and to the paved area at the rear of the building, in total approximately 40' wide.

There is an AATA bus stop (route 4) along Washtenaw, directly in front of the building, which currently runs from 6am to 11pm Monday through Friday, 8am to 6:00 pm on Saturday, and 8am to 6pm on Sunday.

There is no sidewalk on the Washtenaw frontage: there appears to have been curb-to-curb asphalt at some point in time. There is a sidewalk along Mansfield; it is largely in good repair, with some repairs being needed at the driveway. There is no ramp for a pedestrian to cross Mansfield, and a utility pole directly located where a receiving ramp would be and lack of sidewalk on the east side of the street pose a challenge. Likewise, there is no sidewalk to the west of this parcel. Note that ADA, MDOT, and others strictly regulate sidewalks and pedestrian curb ramps: a ramp cannot be built on one side of the street without one existing on the other side, and the side-to-side slope of a sidewalk may not exceed a certain percentage as it crosses a driveway. Thus, installing a curb ramp to cross Mansfield on the west side of the intersection would require extensive work on the east side of the intersection, and installing a sidewalk to cross the curbed drive apron –would require the drive apron to be reconstructed and , likely, a sidewalk installed on the adjacent property. Furthermore, a sidewalk cannot be constructed that extends to the curb without making the crossing, and we cannot make the crossing without a ramp. The current arrangement is nonconforming.

Twenty-two parking spaces exist and are shown to remain, 1 of which is barrier-free. Two bicycle hoops are proposed; one near the pole sign and one near the easternmost retail bay. Parking quantity is an issue at this site due to its extensive nonconformities. There is no room on the site, as it is arranged, for additional parking. Providing 22 of 25 parking spaces represents 84% of the minimum requirement. The initial use, Richardson's Pharmacy, was constructed under a 1 space per 300 square feet requirement (22 spaces precisely); both a dollar store (1 per 200 square feet: 26-33) and a supermarket (1 per 100 square feet: 53-66) have occupied the space since that time. Maintaining the current level of parking could be construed as a reduction in the overall nonconformity from the previous use, or a continuation of an existing nonconformity.

Items to be Addressed:

1. *Quantity of parking spaces is nonconforming under 122-206(a), as off-street parking is considered a component of a nonconforming building or structure. Thus, with a finding that the proposed arrangement is less nonconforming than previous, it may be permitted to continue.*

2. *Pedestrian access along and from Washtenaw is challenging. Recommend that*
- the applicant show the area between the Washtenaw curb and the back of the parking lot curb be paved in asphalt, primarily for aesthetic reasons, with landscaping being omitted due to the extreme compaction of the soil,*
 - the applicant provide a fee-in-lieu of constructing a 5' wide concrete sidewalk and the receiving ramps on the NW corner of Mansfield/Washtenaw, with the expectation that pedestrian improvements along Washtenaw will be conducted in the coming five years and coordinated by the City.*

ENGINEERING & STORMWATER**§122-127(5), §122-127(6)**

The proposed construction is not in a floodplain or floodway. As shown, the plan does not require engineering review. If curb ramps are to be constructed, the party constructing those ramps must obtain approval from MDOT.

Items to be Addressed: *None.*

SCREENING**§122-127(7)****Figure 5: Screening**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-641 Lighting	• down-directed and shielded • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	Existing wall-packs.	Existing wall-packs to be replaced with fully-shielded, down-directed fixtures.
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along north boundary	Fence along rear property line	unchanged
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (22/8 = 3)	No trees	No trees. Waiver requested due to existing site conditions.
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	Aisle-end at north-west unprotected	Unchanged. Consider adding aisle protection at west end of building.
	minimum distance of 3' from curb backside to landscaping	Wheelstops provided at north aisle, none on south aisle	Unchanged.
	must be screened per 122-703 if conflicting land use	conflicting land use to north. Existing fencing	Fencing to remain.
	must be screened from public ROW	Unscreened	Unchanged, waiver requested.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	prevent vehicular encroachment into landscaping, structures		fully curbed. Consider adding wheelstops on south parking aisle if sidewalk or shared-use path installed.
§122-705 Greenbelt Landscaping	1 tree for every 30 feet/1 ornamental tree per 20 feet	None	None proposed, waiver requested
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • front parking: 122' ○ 25 shrubs ○ 4 trees • east ROW: 54' ○ 11 shrubs ○ 2 trees	None.	Approx 12 shrubs to be located on the east frontage. Note that this is the only pervious area on the site. Waiver requested.
§122-650, §122-709 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Existing CMU dumpster enclosure on east side of building.	Existing to remain. Repair as needed.
§122-710 Exterior Electrical	when visible from ROW screen	n/a	n/a
§122-712 Maintenance	install underground sprinkler system	None existing.	None proposed; waiver requested.
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing fencing along north property line	Existing to remain. Applicant to maintain.

Items to be Addressed:

1. Due to dimensional constraints, waiver requested for:
 - a. Off-street parking screening; trees, screening from right-of-way
 - b. Greenbelt landscaping; trees and Washtenaw frontage/parking.
 - c. Maintenance: in-ground sprinkler system.

OTHER DEPARTMENT AND AGENCY APPROVALS

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including paving, sidewalks, curbs, and driveways on Washtenaw Avenue.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for 1510 Washtenaw with the following findings, waivers, and conditions:

Findings:

1. The application substantially complies with the requirements of §122-127.
2. The use of four 1,500-1,600 square foot uses, although in excess of current requirements found in §122-351, is less nonconforming than the previous 6,600 square foot single use under 122-206(b)(2). The appurtenant parking is likewise found to be less nonconforming.

Waivers:

1. To accept the proposed amount of site landscaping, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
2. To accept proposed off-street parking screening, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
3. To accept proposed Greenbelt landscaping, with the finding that the special characteristics of the site create conditions so that strict application cannot be applied.
4. To accept proposed maintenance, with the finding that the benefit intended to be secured by §122-712 will exist with less than the required landscaping or screening.

Potential Conditions

1. Applicant to submit fee in lieu of sidewalk, curb ramp, and drive crossing for future construction by governmental agency of such.
2. Rename curb-to-curb asphalt along Washtenaw frontage as simply "asphalt".
3. Relocate bike rack adjacent to pole sign to landscaped area near southeast entry
4. Applicant to submit signage plan or to update site plan with signage, subject to administrative approval.
5. A permit from the Michigan Department of Transportation (MDOT) may be required for work within the Washtenaw Avenue right-of-way.

Bonnie Wessler
Planner I, Community & Economic Development Dept.

CC File
 Applicant







Joseph and Nannette Decker

**Ann Arbor, MI 48104
(734) 971-3484**

May 16, 2013

City of Ypsilanti
Planning & Development Department
One South Huron Street
Ypsilanti, MI 48197

Re: Owner's Authorization for Purchaser's Site Plan Submission

To Whom it Concerns:

Please be advised that Mr. & Mrs. Joseph C. and Nannette S. Decker are selling their property located 1510 Washtenaw, Property Tax ID. 11-11-05-351-016, to Mr. Said Issa, with an expected closing on the sale in July 2013.

I hereby authorize Mr. Issa or his appointee to submit his site plan proposal to the City of Ypsilanti.

Sincerely,



Tony Caprarese, Swisher Commercial
Agent for Joseph and Nannette Decker

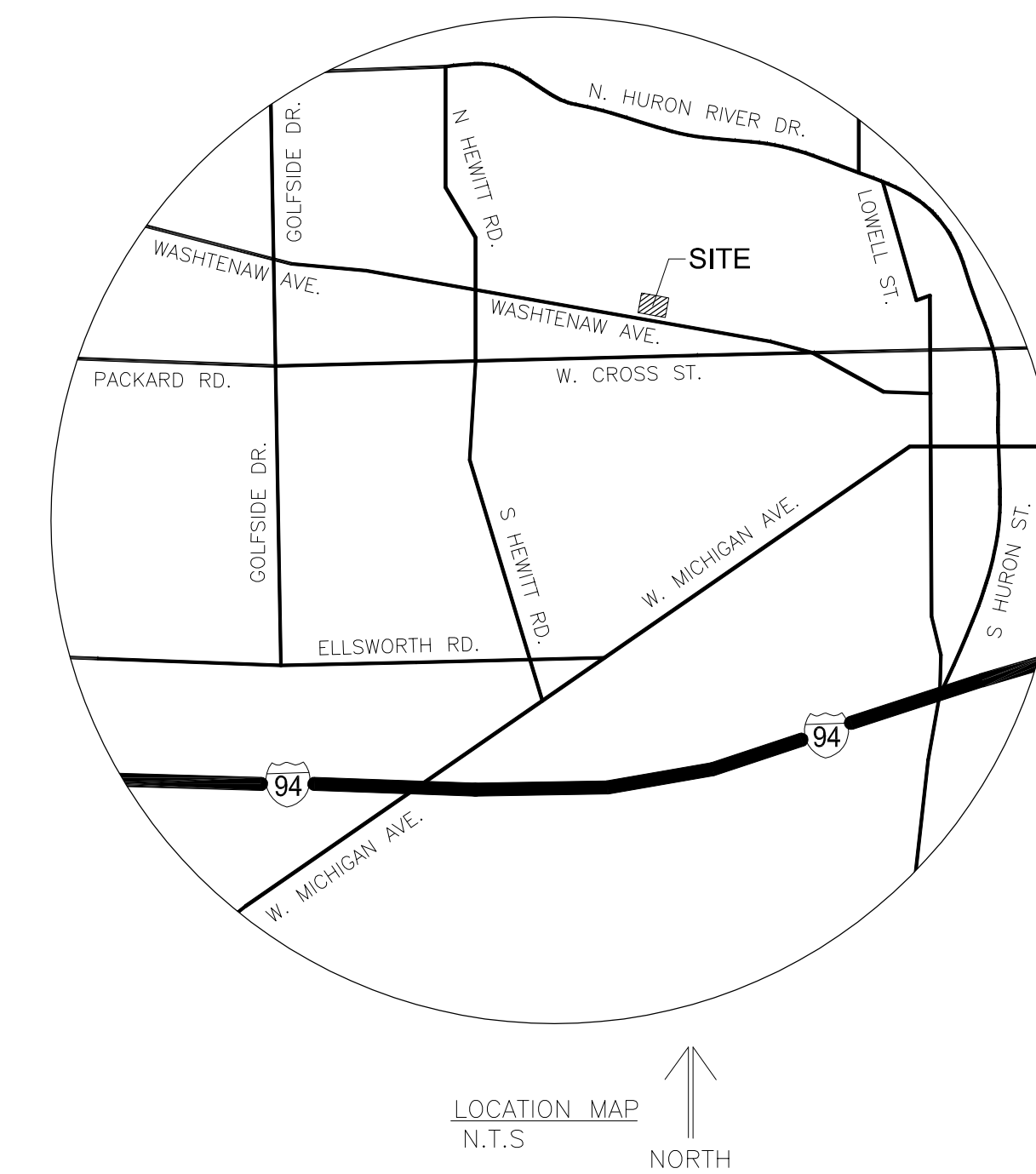
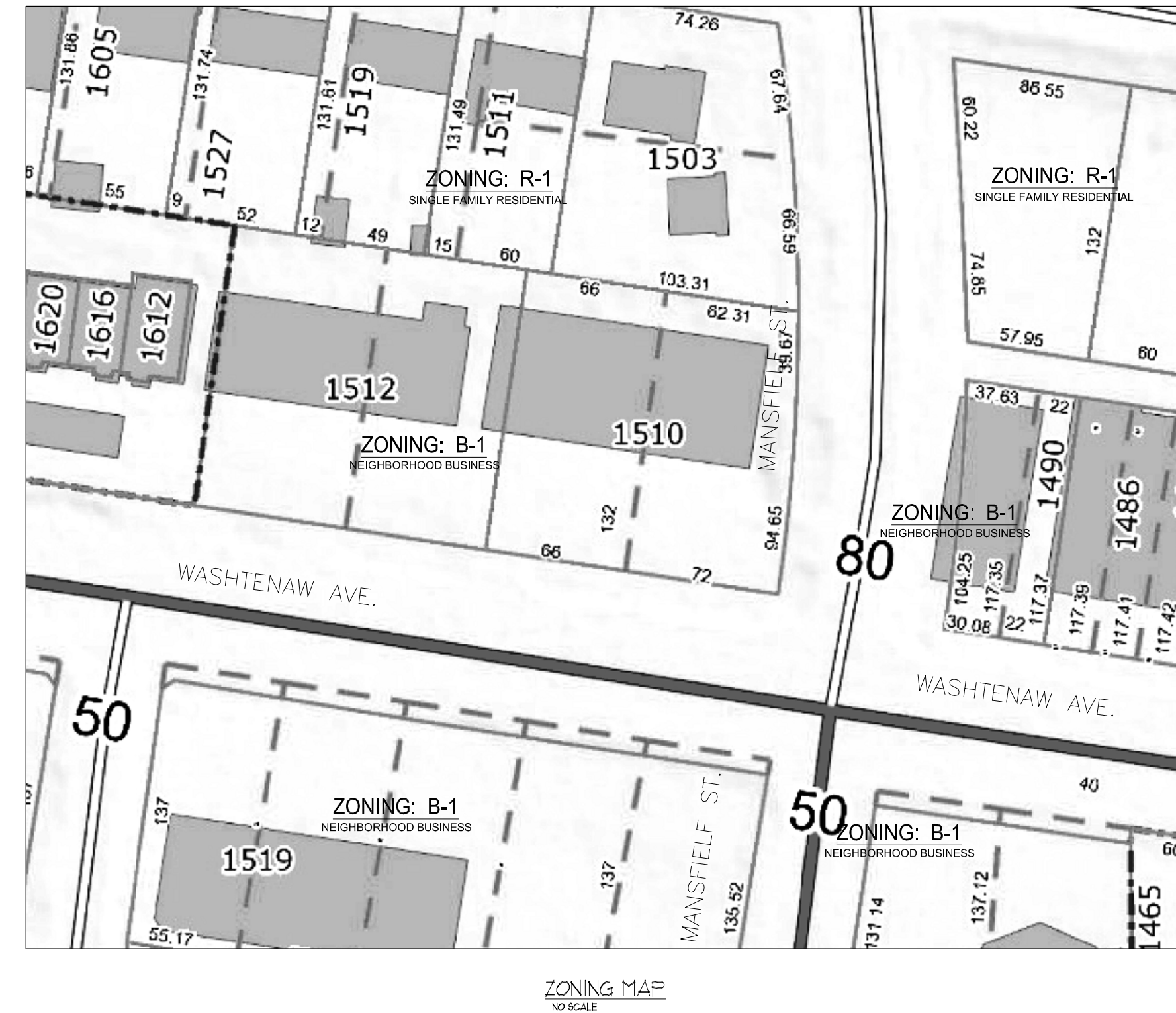
Building relationships.



208 East Washington Street
Ann Arbor, MI 48104
tel: 734.663.0501 fax: 734.663.0316
www.swishercommercial.com

EXISTING BUILDING REMODELING AND RENOVATION

1510 WASHTENAW AVE.
YPSILANTI, MI 48197



DATE:
04/25/2013

A&M CONSULTANTS



13746 MICHIGAN AVE.
DEARBORN, MI 48126
PH:(313)582-0022
FAX:(313)582-0028

LEGAL DESCRIPTION
•OLD S/D - II 11-161-312-00 YP CITY 19A-W21 LOTS 312 - 313 INCL. COLLEGE HEIGHTS
SUBDIVISION NUMBER ONE.

SITE DATA
AREA OF THE PROPERTY = 17946.30 SQFT. = 0.42 ACRE
EXISTING BUILDING AREA = 6615.0 SQFT.

1- ZONING: EXISTING B-1 NEIGHBORHOOD BUSINESS

2- BUILDING HEIGHTS:
MAX. REQUIRED = 30'-0" PROPOSED = 14'-6"

3- EXISTING SETBACK :
FRONT: MIN. REQ. = 10'-9" R.O.W.
EAST SIDE EXISTING = 11'-2"
WEST SIDE REQ. = NOT REQUIRED
REAR REQ. = 11'-7"

-PROPOSED FLOOR PLAN

COVER SHEET

PROJECT:
EXISTING BUILDING
REMODELING AND
RENOVATION

LOCATION:
1510 WASHTENAW AVE.
TROY, MI 48061

A & M
CONSULTANTS

13746 MICHIGAN AVE.
DEARBORN, MI-48126
PH: (313) 582-0022
FAX: (313) 582-0028

DRAWN BY:
R.A.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

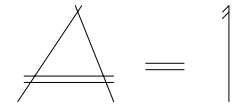
REVISIONS:
05/15/2013

PROJECT NO

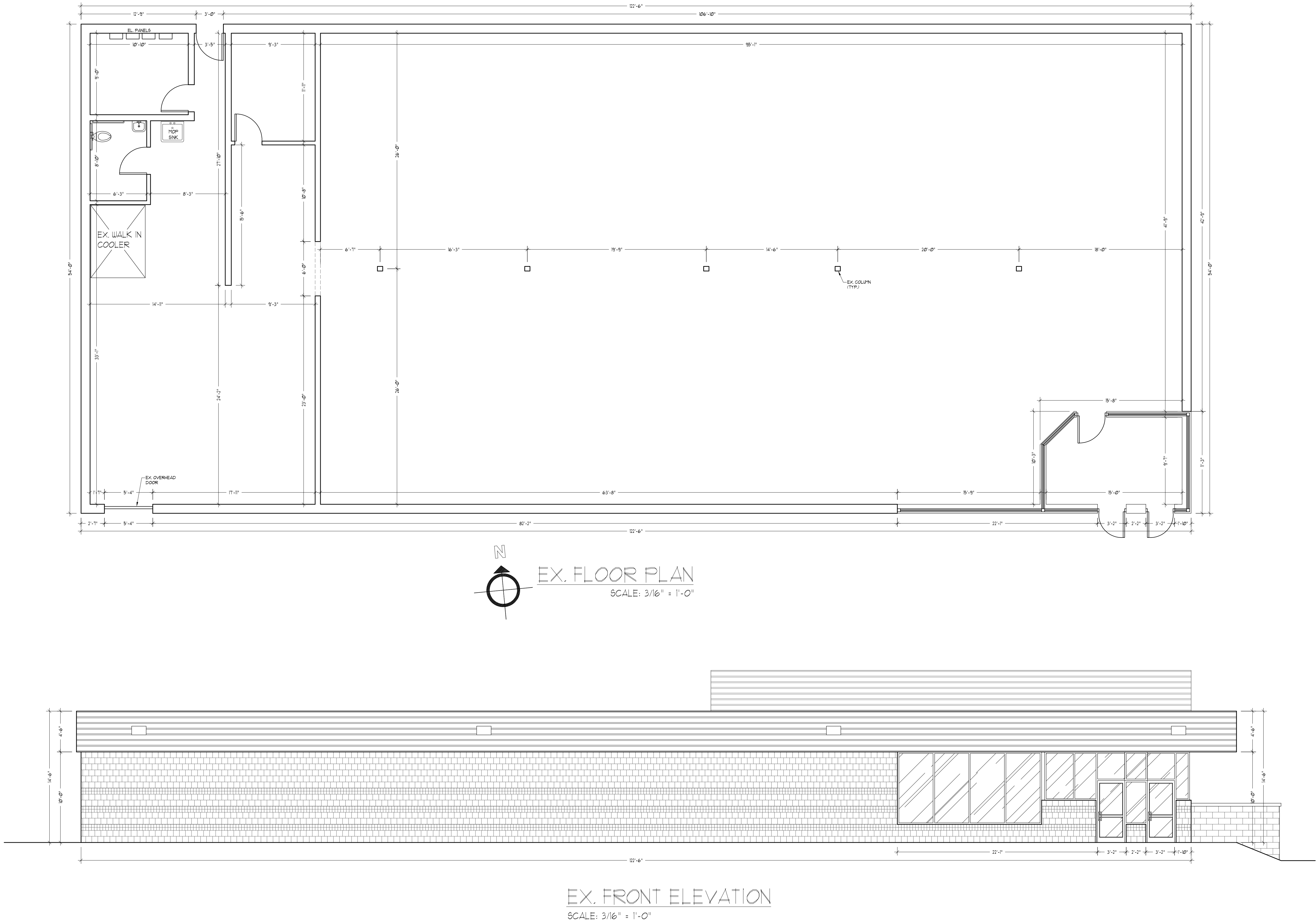
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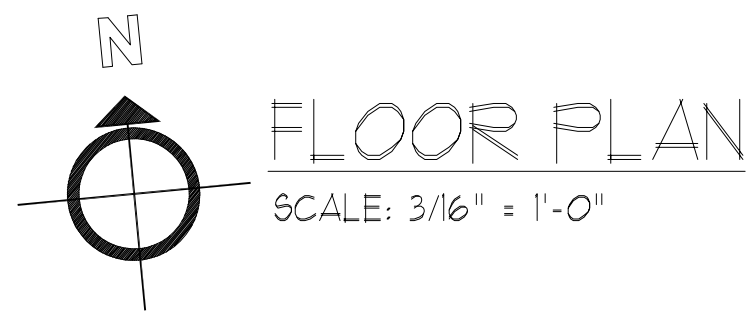
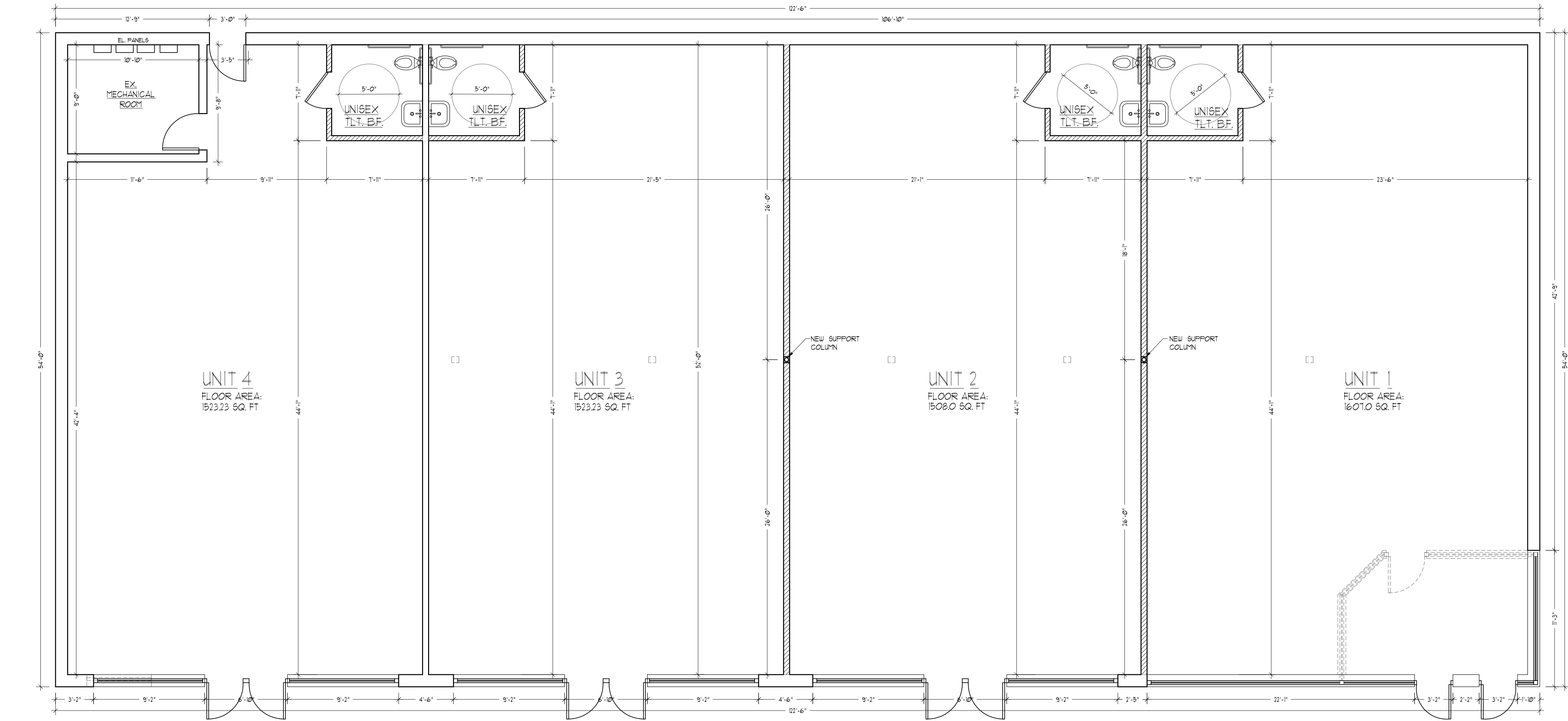
SCALE
NOTED

SHEET TITLE
EXISTING
FLOOR PLAN &
FRONT ELEVATION

 = 1'

SEAL

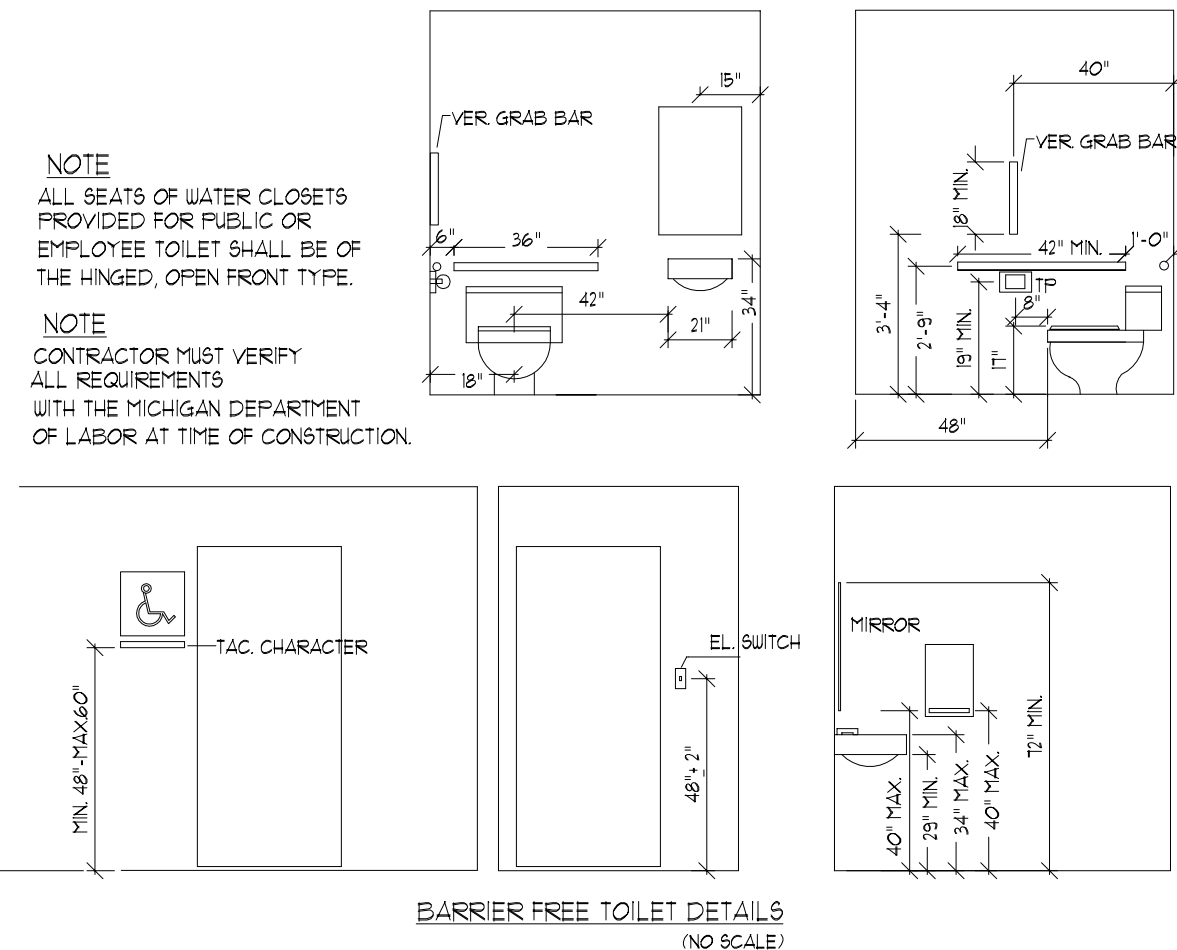




WALL LEGEND

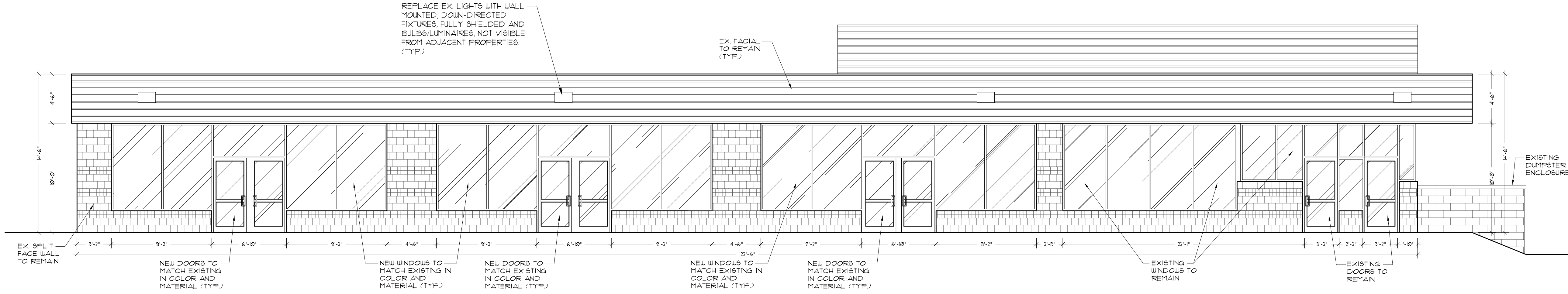
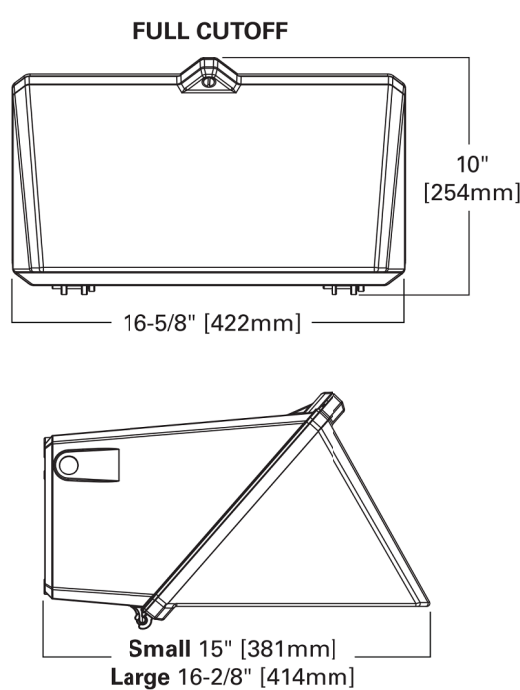
EX. WALLS

NEW TWO 5/8" GYP. BD. EA. SIDE ON 5 5/8" METAL STUDS @ 16" O.C. W/ 3 1/2" INS. NON RATED PARTITION WALL (TYP.)



WALL MOUNTED, DOWN-DIRECTED FIXTURES

NOTE: LIGHT FIXTURE INFORMATION WILL BE SUBMITTED DURING PLAN SUBMISSION.



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

MICHIGAN BUILDING CODE 2009	
USE GROUP	M (MERCANTILE)
CONSTRUCTION TYPE	II-B
BUILDING AREA	6615.0 SQ. FT.
OCCUPANCY LOAD CALCULATION	1 PER 60 SQ. FT. OF GROSS AREA: 6615 / 60 = 110.25
OCCUPANT LOAD	110
EGRESS REQUIRED	EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT EGRESS REQUIRED: 0.2X110 = 22 IN.
EGRESS PROVIDED	MEANS OF EGRESS: (6) 36 IN. DOOR = 216 IN

PROJECT:

EXISTING BUILDING
REMODELING AND
RENOVATION

LOCATION:

1510 WASHTENAW AVE.
TROY, MI 48061

**A & M
CONSULTANTS**

13746 MICHIGAN AVE.
DEARBORN, MI-48126

PH: (313) 582-0022
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DRAWN BY:

R.A.

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

05/15/2013

PROJECT NO

DATE

04/25/2013

SCALE

NOTED

SHEET TITLE

PROPOSED
FLOOR PLAN &
FRONT ELEVATION

SEAL

A = 2

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes
Thursday, May 2nd, 2013

1. Call to order – The meeting was brought to order at 7:10pm, Thursday, May 2, 2013 at the Ypsilanti District Library, 229 West Michigan Avenue, downtown Ypsilanti. Committee members present were Kevin Hill, Bob Krzewinski, Laura Shiltz and Cheryl Weber. Also present was City Council member Pete Murdock and other guests.
2. Introductions
 - a. Audience participation/public Input – None at beginning of meeting.
3. General business
 - a. Agenda approval - A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the May agenda, with no objections.
 - b. Approval of April meeting minutes - A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the April minutes, with no objections.
4. Old business
 - a. 2013 Committee priorities (in addition to past/ongoing projects)
 - Sidewalk completion/improvements – Work will resume by the Committee, with the assistance of the City Planning Department, to verify and identify sidewalk deficiencies in the City with the goal of improving poor sidewalks and filling in sidewalk gaps.
 - Library programs/books – Books will be donated to the library soon with solicitations for more books made through communications outlets like the Committees Facebook page as well as that of Bike Ypsi.
 - b. Downtown bike routes-signage-maps - No new action.
 - c. Additional bike parking hoop locations – Kevin Hill and Bob Krzewinski have drafted a letter to the DDA recommending locations of bike parking hoops in the DDA area. A discussion was held on a possible “bike corral” in the Depot Town area (in an unused section of Aubrees parking lot) which will be included in the letter to the DDA.
 - d. Border To Border Trail Ypsilanti completion – Construction of the Riverside Park to Michigan Avenue B to B bridge over the Huron River expected in 2013. Construction of the Water Street B to B segment is expected for 2014.
 - e. Bike Friendly Community application – Adam Gainsley reported project is moving along and will be meeting with the City Planning Department next week.
 - f. Hamilton/Michigan pedestrian crossing – Improved signage at this intersection to protect pedestrians is being worked on by Bob Krzewinski.
 - g. May Bike-Bus-Walk Week – Publicity has been sent out with an emphasis of urging people who ordinarily drove to locations to try walking, biking or taking the bus.
 - h. National Trails Day (June 1) – Event will be cosponsored by the Non-Motorized Committee, Recreation Commission and Friends Of The Border Trail and will take place at the Water Street parking lot area from 10am to 2pm.
 - i. Other – The Washtenaw Area Transportation Study (WATS), the County’s transportation planning agency, will be stating a research and public input process on Huron Street/I-94 non-motorized crossing improvements.
5. New Business
 - a. Planning Department update – Updates from a meeting contained in meeting agenda items. Also, every year the City has a major road project and for 2014 one possibility would be the reconstruction of Prospect Road.
 - b. Bicycle lane motor vehicle parking – Bob Krzewinski is sending a letter to St. John The Baptist Church on Cross Street urging that people attending services there do not use the bike lane as parking area.
 - c. Ypsi bike-friendly businesses – Kevin Hill and Bob Krzewinski are working on this project, which would make businesses bike-friendly to both customers and employees. A handout of possible actions was passed on to Committee members for comment.
 - d. Other – The Washtenaw County Parks and Recreation Commission currently has a master plan survey online which a link to has been placed on the Committee’s Facebook page. Bike To School Day is May 8th.
6. Other Items – Announcements – None.
7. Adjournment – A motion was made by Kevin Hill, seconded by Bob Krzewinski to adjourn the meeting, passing unanimously. The meeting adjourned at 8:20pm with the next meeting being Thursday, June 6, 2013.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, June 6, 2013, 7pm

Ypsilanti District Library, 229 West Michigan Avenue, downtown Ypsilanti

Meeting Room #2 (basement)

1. Call to order – The meeting was called to order at 7:03pm, Thursday, June 6, 2013 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members in attendance were Kevin Hill, Bob Krzewinski and Cheryl Weber.
2. Introductions
 - a. Audience participation/public Input - Andrew Hellenga of the Ypsilanti Downtown Development Authority gave an update on new bicycle rack purchases and also that the DDA was working with Washtenaw Community College to construct a larger temporary bicycle rack.
3. General business
 - a. Agenda approval – A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the June meeting agenda, passing without objection.
 - b. Approval of May meeting minutes - A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the May meeting minutes, passing without objection.
4. Old business
 - a. 2013 Committee priorities (in addition to past/ongoing projects)
 - Sidewalk completion/improvements – No updates.
 - Library programs/books – Books are being donated to the downtown Library bicycling and walking sections.
 - b. Downtown bike routes-signage-maps – Washtenaw County Parks & Recreation Commission is interested in revising current County biking maps by the spring of 2014 which could include a dedicated Ypsilanti map. Bob Krzewinski will monitor and report updates.
 - c. Additional bike parking hoop locations – Discussed earlier in meeting (Audience participation)/
 - d. Border To Border Trail Ypsilanti completion – Bridge from Riverside Park to Water Street is still expected in 2013 with the Water Street Trail segment for 2014. Bob Krzewinski reported on efforts to link the B to B Trail off-road between Ypsilanti and Ypsilanti Township along Grove Road.
 - e. Bike Friendly Community application – No update. City Planning Department is also working on a Walk Friendly Community designation.
 - f. Hamilton/Michigan pedestrian crossing – Additional signage being checked into by the City Planning Department.
 - g. May Bike-Bus-Walk Week (report) – Bob Krzewinski reported on activities.
 - h. National Trails Day (report) – Bob Krzewinski reported a low turnout on June 1st for Water Street Trail activities but there was excellent press coverage. Event is planned again for 2014.
 - i. Ypsi bike-friendly businesses – Kevin Hill and Bob Krzewinski will work more on this project which is intended to not only benefit business customers, but also be geared to encourage businesses to
5. New Business
 - a. Planning Department update – Bob Krzewinski reported on a meeting he had with Teresa Gillotti of the Planning Department.
 - b. July meeting holiday conflict – Due to the July meeting time (1st Thursday) falling on Independence Day, there will not be a July Non-Motorized Advisory Committee meeting.
 - c. Shape Ypsilanti June 11 session – Committee members were encouraged to attend one of the upcoming City Master Plan public input sessions scheduled for June.
 - d. Washtenaw/US-23 path dedication – There will be a dedication of the non-motorized improvements to the US 23 – Washtenaw Avenue intersection on June 7th. The project is a part of Re-Imagine Washtenaw, a long-term project that would also include major non-motorized improvements to that road.
 - e. EMU meeting – A meeting is being set up between Eastern Michigan University (EMU), the Washtenaw County Parks and Recreation Commission and the City of Ypsilanti (Planning Department and Non-Motorized Committee) to explore additional non-motorized improvements to EMU.
 - f. Other – City Council member Pete Murdock reported on initial steps to reconstruct Prospect Avenue which could include non-motorized improvements. Pete also discussed additional pedestrian safety improvements to the Depot Town area.
6. Other Items – Announcements – The next Committee meeting will be August 1, 2013.
7. Adjournment – A motion was made by Kevin Hill, seconded by Bob Krzewinski to adjourn the meeting, with no objections. The meeting adjourned at 8:00pm.