

1. Agenda

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

2. Packet

Documents: [PACKET 2013-04-17 .PDF](#)

Agenda (Revised – April 14, 2013)
Joint Planning Commission & City Council Meeting
Council Chambers
Wednesday, April 17. 2013 - 7:00 P.M.

I. Call to Order

II. Roll Call

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

Mayor Schreiber	P	A
Mayor Pro-Tem Richardson	P	A
Council Member Jefferson	P	A
Council Member Moeller	P	A
Council Member Murdock	P	A
Council Member Robb	P	A
Council Member Vogt	P	A

III. Introductions

IV. Audience Participation

V. Presentation – (Shape Ypsilanti Planning Team)

- Master Plan process review and introduction to Form Based Code
- Designs for street grid
- Depot Town Transit Oriented Development Designs
- Water Street street/infrastructure design as well as potential building locations

Next Steps for Master Planning Process

VI. Adjournment

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Draft Guiding Values

Shape Ypsilanti Master Plan

When making decisions about land use, housing, transportation, equity and sustainability, City of Ypsilanti officials, staff and citizens should ask if the option chosen furthers at least one, if not several of the values below, while not damaging the others.

Safety comes first

The City is dedicated to creating a secure place to live, study, work, visit and play. While budgets for safety services are separate from the Master Plan, decisions about land use, housing, transportation, equity and sustainability should protect and enhance safety.

Diversity is our strength

Ypsilanti is a multicultural city with people from different races, sexual orientations, incomes and walks of life. The ability to be who you are attracts people to Ypsilanti. In decisions, the City will ask how actions welcome and sustain its diverse population.

Ypsilanti is sustainable

Every decision should foster the future, while replenishing resources. Efforts to make the city an environmentally sustainable place will continue, while the financial viability of the city in 20 years should factor into decisions.

Everyone knows what is going on in Ypsilanti

Information, especially from the City, should be shared with all neighborhoods and groups in the manner that will reach them, be that on the web, in the mail or via flyers. Programs should reach out to all, giving everyone a chance.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti

Housing options should match the needs of the people, and these will change as residents age, move in and move out. The need for viable, safe, affordable homes for all must be factored into decisions.

Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond

The City of Ypsilanti wants a complete transportation system with room on the roads for cars, buses, bicycles and pedestrians, including those in wheelchairs or with strollers. The City is committed to integration into the emerging regional transit system while enhancing the walkability of the community as an asset.

Ypsilanti is a great place to do business, especially the green and creative kind

The City of Ypsilanti will create a business environment that fosters the creativity and energy personified by City's best known businesses, while attracting new businesses and fostering locally grown enterprises. Green and sustainable businesses, like those that have already developed in Ypsilanti, will be encouraged.

Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape!

Ypsilanti has a wealth of beautiful places, historic buildings and fun activities. These assets should be built upon and shouted to the rooftops. Ypsilanti's image should match its vibrancy. Vibrancy comes from preserving, using, and enriching all places. While permanent uses may not be found for vacant buildings, temporary or pop-up activities should be considered as options.

Ypsilanti is an asset of Eastern Michigan University, and Eastern Michigan University is an asset of Ypsilanti

The future of Ypsilanti and Eastern Michigan University are entwined. The City will plan and develop policies to be a home for the university itself, as well as its students, faculty and staff. The physical planning of the community and university should be coordinated, as well as efforts to welcome and integrate Ypsilanti as treasured part of the EMU experience.

We can only achieve our vision by building a community amongst ourselves and with our neighbors

Relationships are the key to success. While each group and neighborhood needs space for themselves, the City will thrive when we work together. The community includes not only those who live in the City, but those who work and study here and own businesses as well as the school district, neighboring municipalities, the City of Ann Arbor and Washtenaw County.

Shape Ypsilanti