

1. Agenda

Documents: [01- PLANNING COMMISSION AGENDA_2013-03-20 .PDF](#)

2. Packet

Documents: [PACKET_2013-03-20 .PDF](#)

**Agenda
Planning Commission
Council Chambers
Wednesday, 20 March 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

III. Approval of Minutes

- 20 February 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

- 75 Catherine – special use and site plan – medical marijuana (BW)
Public hearing and presentation

VI. Old Business

- Water Street update
 - Council public hearing on Family Dollar, 19 March 2013
- Master Plan process update (steering committee member)
- Recreation Master Plan Update

VII. New Business

- 1425 Washtenaw: proposed restaurant (BW)

VIII. Committee Reports

- Nonmotorized committee [Murphy, Johnson]

IX. Future Business Discussion / Updates

X. Adjournment

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

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

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

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

Staff: Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – January 16, 2012

Commissioner Clark moved to approve the minutes of January 16, 2013 as written (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OLD BUSINESS

1. 834 Railroad

Commissioner Clark moved to remove this item from the table (Support: P. Hollifield) and the motion carried unanimously.

Ms. Wessler stated this application came before Planning Commission in December and was tabled due to lack of information on sidewalk, landscaping and parking as well as pursuing a

conservation easement at the rear of the property. Since that time, staff has worked with the applicant to revise the site plan and discuss a conservation easement and he has updated notes on all items as requested.

Commissioner Lautenbach asked if the applicant had seen the various waivers being requested and Ms. Wessler responded that she had emailed this information to him.

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

Daryl Mynes, WGAF Management, Inc. – stated he was in attendance to represent the owner requesting approval of their site plan and special use for a medical marijuana cultivation facility and office to occupy existing occupied multitenant industrial facility. Mr. Mynes agreed that he was aware of the staff report dated February 6, 2013, which included the requirement of a special use as well as site plan review. He was also asked about the various findings, conditions and waivers and escrow, to which he agreed. Commissioner Johnson read all of these to Mr. Mynes who indicated that he had discussed them this with staff and did not have any objections. He will work with staff on the various plantings.

Billy Salamay, owner of the property – stated that he had previously signed a blank form agreeing on the conservation easement but would be willing to sign another. Ms. Wessler will put together the information for both city staff and Mr. Salamay to sign for the record.

Commissioner Clark asked about signage and Mr. Mynes agreed to whatever was necessary although it was not a requirement by the city.

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

After further discussion, Commissioner Lautenbach moved that the Planning Commission recommend approval of the Special Use Permit for the Railroad Cultivation Facility at 834 Railroad Street with the following findings and conditions:

Findings: 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 Clark. A roll call vote was taken and carried unanimously.

Commissioner Weger moved to approve the site plan for the Railroad Cultivation Facility at 834 Railroad Street with the following findings, waivers and conditions as noted in the staff report:

Findings: The application substantially complies with Sec. 122-127.

Waivers:

1. To accept proposed screening between land uses, with the finding that the benefit to be secured by Sec. 122-703, Screening Between Land Uses, will exist with less than the required screening; and significant benefits shall be accrued by locating plant material in an amount equal to the deficiency to the rear of the site.
2. To omit parking aisle protection, with the finding that the benefit to be secured by Sec. 122-704(b)(2), will exist without them.
3. To accept proposed foundation landscaping, with the finding that the benefit to be secured by Sec. 122-706, Foundation Landscaping, will exist with less than the required amount of plant material, and significant benefits shall be accrued by locating plant material in an amount equal to the deficiency to the rear of the site.
4. To omit in-ground irrigation, with the finding that the benefit to be secured by Sec. 122-712(e) shall exist without it.

Conditions:

1. Applicant to provide funds in amount equal to the estimated cost of constructing a sidewalk along Railroad Street at this location, per Sec. 122-647(b)(2), given the lack of nonmotorized facilities along Railroad Street and the dimensional constraints of a sidewalk or shared use path at this or other locations.
2. Applicant to plant a row of screening shrubs along the south property line; the site plan shall be updated accordingly.
3. A number of trees and shrubs equal to the deficiencies in screening, foundation, and off-street parking landscaping shall be planted in the rear of the site, and that species suited for a riparian buffer be selected. The site plan shall be updated accordingly.
4. Update site lighting in conformance with Sec. 122-641.
5. A Master Sign plan shall be submitted, should any change in signage on the site be proposed.
6. Note the Medical Marijuana conditions as outlined in Sec. 122-815 on the site plan and maintain compliance at all times.
7. Provide bicycle parking, in accordance with the goals outlined in the City's Nonmotorized Transportation Plan.
8. Provide to the City of Ypsilanti a conservation and access easement along the Huron River frontage, in accordance with the goals outlined in the City's Master Plan.

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

2. Water Street Update

Commissioner Johnson stated that a council work session had been held on February 19, 2013 on Family Dollar and there will be a public hearing on March 5th with city council. Ms. Wessler stated there was no further update from staff. Commissioner Johnson questioned if council agreed with the project, how soon would they get started. Ms. Wessler stated it could possibly be April or May since they all they have at this point is a letter of intent and there would be further discussions with the architect.

3. Master Plan Process Update

A meeting is scheduled next Monday for Steering Committee to discuss charrettes to be held in March, the week of March 11th. Commissioner Clark added that he had attending the focus meeting at Beezy's, which was sparsely attended. In lieu of absence of the City Planner, Nan Schuette stated there were 14 focus meetings scheduled – which were broken down into various groups, i.e. business, youth, social & religious, arts & events, SOMA, etc. The average attendance was about nine people.

4. Recreation Master Plan Update

Ms. Wessler stated she had no status update – hopes to have a draft ready by the end of March.

VI. COMMITTEE REPORTS

- Non-motorized - No report

VII. FUTURE BUSINESS DISCUSSION/UPDATES

Next month there are two applications – 75 Catherine (Medical Marijuana) and 1425 Washtenaw (former Pinter's Flowerland) for a deli restaurant.

VIII. ADJOURNMENT

Since there was no further business, Commissioner Lautenbach moved to adjourn the meeting (Support: G. Clark) and the motion carried unanimously. The meeting adjourned at 7:45 p.m.



City of Ypsilanti
Planning and Development Department

15 March 2013

Staff Review of Site Plan & Special Use Application
Aspen Gardens
75 Catherine

GENERAL INFORMATION

Applicant: AZ Holdings, LLC
75 Catherine
Ypsilanti, MI 48197

Project: Aspen Gardens

Application Date: 15 Feb 2013

Location: North of Factory/Spring, east of South Huron, south and west of the Huron River; at the intersection of Catherine and Chidester

Zoning: M1, Light Manufacturing

Action Requested: Site plan & special use approval for a medical marijuana growing/manufacturing facility.

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The property is slightly less than an acre in size, at the south-east corner of Catherine and Chidester, fronting onto Catherine. There is an existing ~7,500 square foot building, formerly broken into three suites. There is a gravel parking and storage area to the east and south of the building. The applicant is proposing no change to the existing footprint of the building, but is proposing landscaping, parking, and lighting changes.

The property is zoned **M1 – Light Manufacturing** which allows medical marijuana cultivation as a Special Use, subject to the specific requirements in §122-815. This site most recently has been used for auto body repair, hair product manufactory, and as a social club for motorcycle aficionados. The predominant use through its history has been related to automotive repair. The applicant plans to perform significant renovations to the interior of the space.

Figure 1: Subject Site Location [with exclusion boundaries shown]

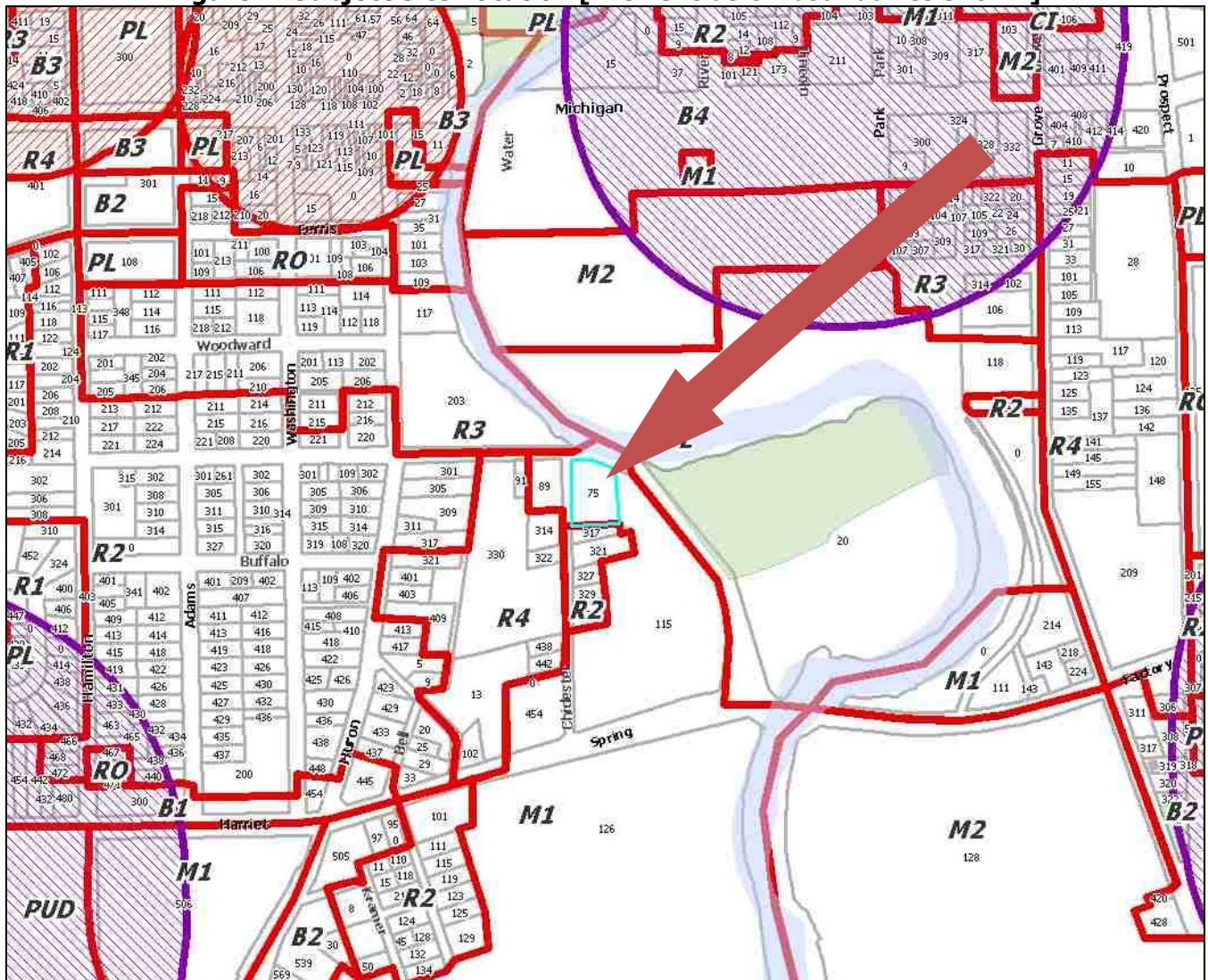


Figure 2: Site Aerial (2010)

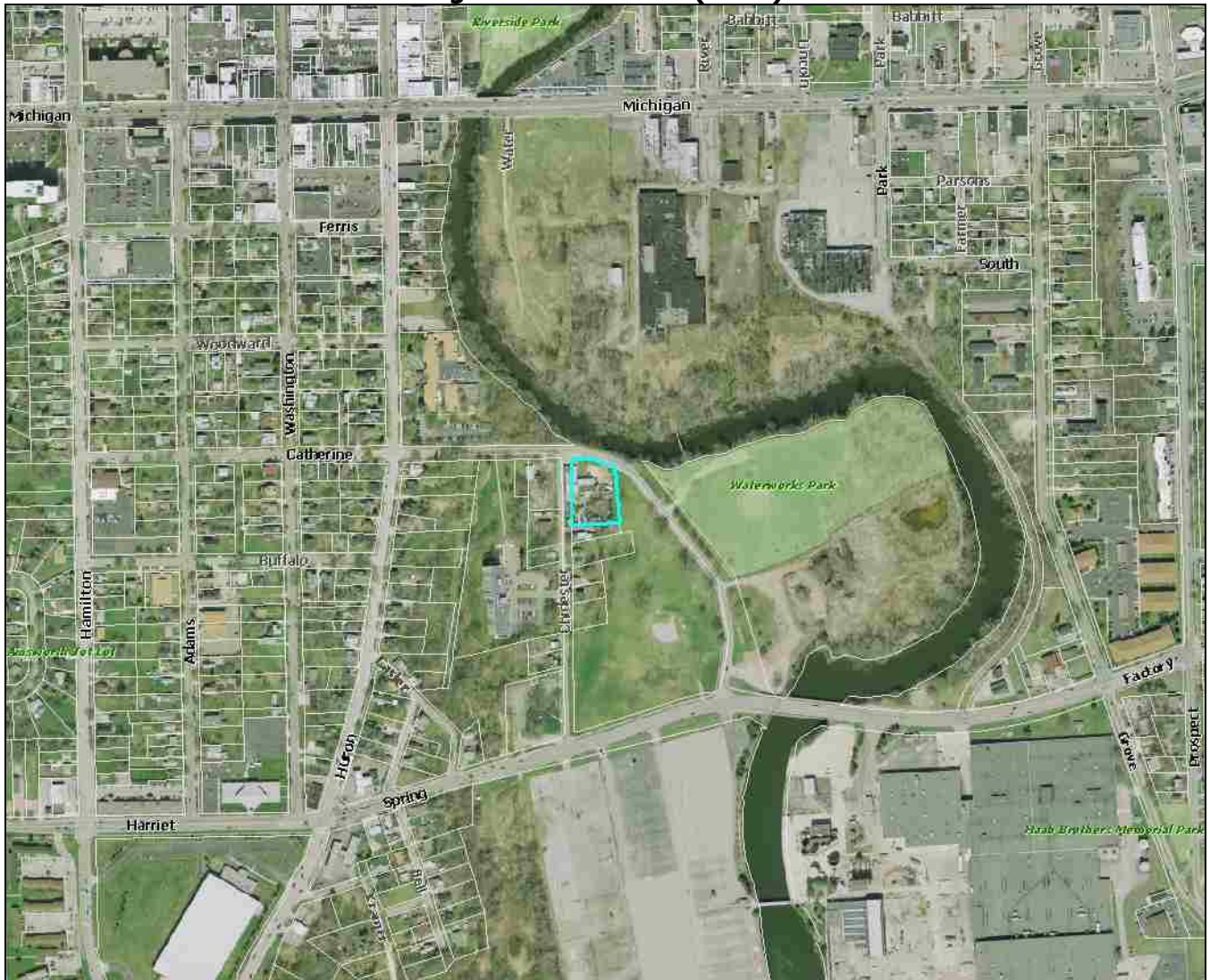


Figure 3: Close-up of property
grey hashmarks roughly indicate position of FIRM flood zones



Figure 4: Bird's-eye view of the building from the north

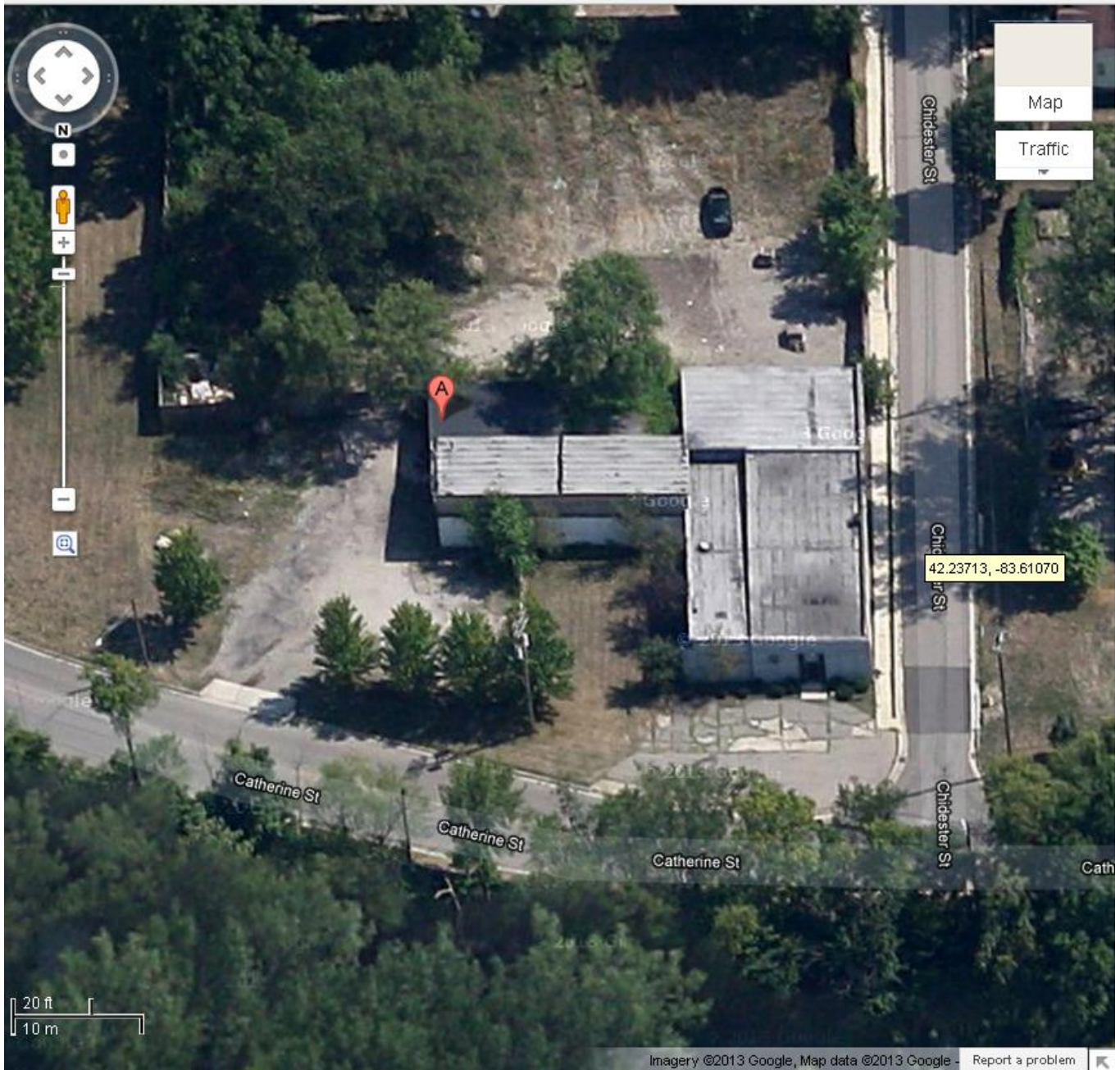


Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Nursing home, Huron River, Water St	R3 / PL
EAST	Waterworks Park, former UAW grounds	M1
SOUTH	3- and single-family homes	R4, R2
WEST	Vacant commercial garage	M1

SPECIAL USE: CRITERIA AND REVIEW

§122-165(b)

- (1) *The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land.*

COMMENTS: As a small-scale industrial growing and processing facility, the intensity and scale are appropriate and compatible with the zoning; careful attention to screening can ensure compatibility with adjacent uses.

- (2) *The proposed use shall promote the use of land in a socially and economically desirable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or public welfare.*

COMMENTS: Medical marijuana has been recognized, through the recent State Act, zoning text amendment, and licensing process, as an economically and socially desirable use of land.

- (3) *The proposed special land use shall be designed, constructed, operated, and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The physical design and construction of the use is covered separately below, in the site plan review. No alterations to existing structures are being proposed; slight modifications to on-site traffic circulation are being made.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on traffic circulation. Consideration shall be given to the estimated traffic generated by such use, proximity to major thoroughfares, and proximity to intersections, required vehicular turning movements, and provisions for pedestrian traffic.*

COMMENTS: The use is not anticipated to cause a significant change to existing traffic patterns. The use being proposed is likely to generate significantly less traffic than the previous occupants, although will be more seasonal in nature due to the growth/harvest cycle.

- (5) *The proposed use shall not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

COMMENTS: No additional requirements for public services are anticipated at this time.

- (6) *The location of the proposed use shall not result in a small residential area being substantially surrounded by nonresidential development, nor a small nonresidential area being substantially surrounded by incompatible uses.*

COMMENTS: The proposed land use will not result in isolated or incompatible uses.

Items to be addressed: None.

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.

REQUIREMENTS**§122-127(2)****Figure 6: Requirements**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
M1: §122-454 LOT AREA and WIDTH	Determined by setbacks, screening and parking requirements.	~42,900 sqft/0.99 acres per applicant survey ~170-175'	unchanged
SETBACKS			
front	25'	~30'	unchanged
side	15' when abutting a business district otherwise, 0' if fire retardant, min 3' or per building code if not	West: right-of-way & M1; ~0'-3' East: vacant land & PL, ~50'	unchanged
rear	20' min	>100'	unchanged
abutting a residential district	25' min, and obscuring greenbelt or fence	Residential district to the south (rear) >100' setback, obscuring fence in place.	unchanged
M1: §122-455 HEIGHT	Lesser of two stories or 30'; exceptions in §122-640	One story, height not noted on plan	Unchanged. Note height on plan.
§122-647 SIDEWALKS	provide a sidewalk or shared-use path	sidewalk in good condition on Chidester; no sidewalk on Catherine	Fee-in-lieu noted on site plan.
§122-707 LANDSCAPING	10%	22,092 sqft per site plan	27,807 sq ft / >64% per site plan

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-836 PARKING	Wholesale or warehouse establishments: ○ 5 + 1 for every employee in largest shift OR ○ 1 per 1700 sq ft gross floor (6951) = 4, + 1 per 300 sq ft office (575) = 2 ○ 6 required for full site.	Unable to determine; poorly defined parking areas/stripping missing.	10.
§122-861 et seq SIGNAGE	• Building Mounted: max of 3 sq ft per ft of frontage • Ground: max of 100 sq ft, 35' tall; must be ≥3' from front property line; ≥10' from side or rear.	none	none shown. master sign plan shall be required should any signage be proposed

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-815 USE-SPECIFIC	1. Not located w/in 1000 feet of a school 2. Not located w/in 500 feet of another medical marijuana dispensary or growing facility 3. Use of medical marijuana on the site shall be prohibited 4. All activity shall be done indoors 5. Premises shall be open for inspection by the City 6. Logbook/database tracking by date and producer the amount of medical marijuana on-site; confidentiality shall be maintained 7. If the facility ceases operation for a period of 60 days, the Special Use Permit shall expire 8. Drive-through facilities are prohibited 9. All medical marijuana shall be contained in the building in a closed, locked facility 10. All necessary building, electrical, plumbing, and mechanical permits shall be obtained 11. Area where chemicals such as herbicides, pesticides, and fertilizers are stored shall be subject to inspection & approval in accordance with the Michigan Fire Protection Code 12. The facility shall not operate without a valid Medical Marijuana Growing/Manufacturing Facility License 13. Dispensing of medical marijuana on-site is prohibited	n/a	Noted on site plan.

Items to be Addressed:

1. Applicant to note building height on site plan.
2. City Medical Marijuana License required prior to operation.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-127(3)

There is one building on the north portion of the site. Parking is located at the front of the building as well as behind it. There are access drives to Catherine and to Chidester. The side and rear yards are fenced. There are four access points to the building. No changes to this basic arrangement are proposed.

Items to be Addressed: None

SITE ACCESS, TRAFFIC, AND PARKING

§122-127(4)

The site is accessed from Catherine Street. The driveway has a concrete approach, and the drive is approximately 20' wide. Vehicles can continue through the site, through a gate to a fenced parking area. There is an existing gate and curb cut at the south-west end of this parking area, providing access to Chidester Street; this access will not be used. Another existing curbcut will remain on the north boundary to the west, but will not be used. The project is within walking distance of AATA route #11, which runs from 6am to 6:30pm Monday through Friday, and 8am to 6:30 pm on Saturday, stopping in front of Chidester Place and near the intersection of Catherine and Huron.

Ten parking spaces are proposed, one of which is barrier-free. A bicycle parking hoop is proposed near the rear entrance of the building.

Items to be Addressed: None.

ENGINEERING & STORMWATER

§122-127(5), §122-127(6)

A portion of the site is within floodplain boundaries designated by the most recent FIRM data. No construction will be taking place within said area, and only a fence is within its bounds. The overall amount of impervious surfaces will be reduced. Site plans were submitted to the City Engineer for review; said review is attached.

Items to be Addressed:

- 1. A separate full size existing condition sheet shall be added to the plan. The existing condition callouts on Sheet 1 do not match the certificate of survey on sheet three.*
- 2. 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.*
- 3. 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.*
- 4. The existing gravel parking is permissible contingent on storm water being addressed as stated above.*
- 5. 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.*

SCREENING**§122-127(7)****Figure 7: 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	Building mounted wall-packs and floodlights	5 lights shown; all fully-shielded and in conformance with the ordinance.
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along south boundary	>100' setback and opaque wooden fence at south boundary	Unchanged, no additional screening necessary
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (10/8 = 1)	--	Met & exceeded
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	--	all aisle ends protected
	minimum distance of 3' from curb backside to landscaping	--	wheel stops provided
	must be screened per 122-703 if conflicting land use	n/a	n/a
	must be screened from public ROW	4 trees, no shrubs	Existing trees to remain, add 15 shrubs
	prevent vehicular encroachment into landscaping, structures		Wheelstops and berms provided
§122-705 Greenbelt Landscaping	not required	n/a	n/a
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • Catherine ROW: 109' ○ 22 shrubs ○ 4 trees • front parking: 50' ○ 10 shrubs ○ 2 trees • Chidester ROW: 100' ○ 20 shrubs ○ 3 trees	• Catherine ROW ○ 12 shrubs ○ 4 trees • front parking ○ 5 shrubs ○ 2 trees • Chidester ROW ○ 0 / 0	• Catherine ROW ○ 22 shrubs ○ 4 trees • front parking ○ 10 shrubs ○ 2 trees • Chidester ROW ○ 0 / 0; ○ Waiver requested

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-650, Refuse Containers §122-709	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Masonry dumpster enclosure located in fenced yard	Waiver requested from front gates due to dumpster enclosure's location in fenced & screened side yard.
§122-710 Exterior Electrical	when visible from ROW screen	n/a	n/a
§122-712 Maintenance	install underground sprinkler system	--	Waiver requested
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing wooden fence around rear yard	unchanged

Items to be Addressed:

1. *Planning Commission waivers requested from:*
 - a. *§122-706, foundation landscaping, to omit such along the Chidester right-of-way due to dimensional constraints.*
 - b. *§122-709 (a), refuse containers, to omit a wooden gate due to screening being provided through alternate means.*
 - c. *§122-712(e), maintenance, to omit in-ground irrigation due to hardness of species selected and applicant commitment to hand-watering as needed.*

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends 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: The application is substantially in compliance with §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 §122-815(9).

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for Aspen Gardens at 75 Catherine St with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-127.

Waivers

1. To accept proposed foundation landscaping, with the finding that the benefit intended to be secured by §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 §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 §122-712(e), maintenance, due to hardness 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 callouts 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. City Medical Marijuana License required prior to operation.
3. Note height of building on plans.

Bonnie Wessler
Planner I, Planning & Development Dept.

CC File
 Applicant
 Site designer: Todd Ballou, focus/design
 City Engineer



ARCHITECTS. ENGINEERS. PLANNERS.

March 15, 2013

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: 75 Catherine – Aspen Gardens
Site Plan Review No. 1
OHM Job No. 0094-13-1011

Dear Ms. Gillotti:

The applicant is requesting site plan approval for a medical marijuana grow facility on the southeast corner of Catherine Street and Chidester Street. The site plan is dated February 14, 2013. We have reviewed the plans and do not recommend site plan approval from an engineering standpoint. The applicant must address the comments below prior to resubmitting the plans:

1. A separate full size existing condition sheet shall be added to the plan. The existing condition callouts on Sheet 1 do not match the certificate of survey on sheet three.
2. 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.
3. 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.
4. The existing gravel parking is permissible contingent on storm water being addressed as stated above.
5. 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.

If you have any questions please contact me at (734) 522-6711.

Sincerely,

OHM Advisors

A handwritten signature in blue ink, appearing to read "Marcus J. McNamara".

Marcus J. McNamara

CC: Stan Kirton, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

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OHM Advisors

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LIVONIA, MICHIGAN 48150

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OHM-Advisors.com

ASPEN GARDENS

YPSILANTI, MI

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	SHEET INDEX, SITE PLAN
2	LANDSCAPE & SITE LIGHTING PLAN
3	EXISTING CONDITIONS SURVEY
4	
5	

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2009 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street; and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70°56'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00°46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record.

PROJECT DESCRIPTION: RENOVATE EXISTING BUILDING AS A MEDICAL MARIJUANA GROW FACILITY. EXTENSIVE REPAIRS ARE NEEDED, BUT NO ADDITIONS ARE PROPOSED. THE SITE WILL BE CLEANED OF DEBRIS, AND UPDATED TO MEET ZONING ORDINANCES. NO SIGNIFICANT SITE CHANGES ARE PROPOSED.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

SITE NOTES

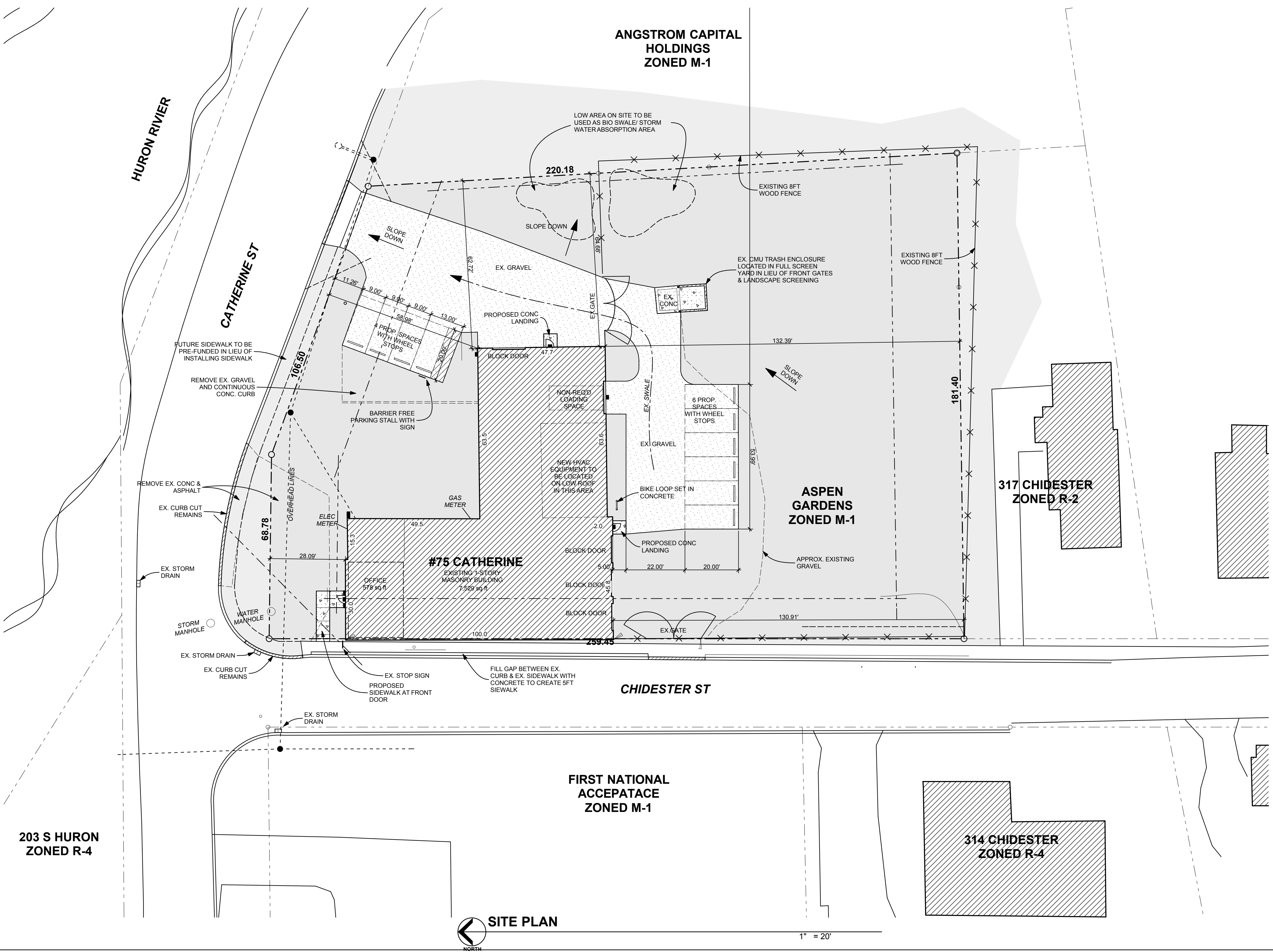
- PER ZONING ORDINANCE 122-835 (12) ALL GRAVEL PARKING & DRIVE AREAS SHALL BE MAINTAINED IN GOOD USABLE CONDITION, AND WHEN NECESSARY, TREATED TO PREVENT DUST NUISANCES TO ADJACENT PROPERTIES. SUCH PARKING AREAS AND DRIVES SHALL ALSO BE KEPT FREE OF LITTER, DEBRIS, AND REFUSE.
- THIS BUSINESS IS NOT INVOLVED IN THE RECEIPT OR DISTRIBUTION OF VEHICLES, MATERIALS, OR MERCHANDISE, AND A LOADING AREA IS UNNECESSARY.
- NO OUTDOOR STORAGE AREAS ARE PROPOSED. NO ABOVE OR BELOW GROUND STORAGE IS PROPOSED FOR ANY CHEMICALS, SALTS, FLAMMABLE MATERIALS, OR HAZARDOUS MATERIALS. NO CONTAINMENT STRUCTURES OR CLEAR ZONES ARE PROPOSED, OR REQUIRED.
- THE SITE CHANGES PROPOSED INCLUDE EXPANSION OF THE GRAVEL DRIVE, ADDITION OF LANDSCAPING, ADDITION OF A SIDEWALK, AND ADDITION OF OUTDOOR LIGHTING. NO OTHER, FENCES, WALLS, COMMUNICATION DEVICES, FLAG POLES, STORAGE SHEDS, TRANSFORMERS, DUMPSTERS, TRASH REMOVAL AREAS, OR SIGNS ARE PROPOSED.
- ALL PROPOSED SITE CONSTRUCTION WILL OCCUR AT ONE TIME.
- THIS FACILITY WILL HAVE A MAXIMUM OF 3 EMPLOYEES AT ANYTIME.

PARKING REQUIREMENTS

5 SPACES REQUIRED, PLUS	5
1 FOR EVERY 1 1/2 EMPLOYEES IN LARGEST WORKING SHIFT (3/ 1.5 = 2 SPACES) -or- 1 FOR EVERY 1,000SF SF GROSS AND 1 SPACE FOR EVERY 300SF OFFICE TOTAL BUILDING AREA = 7,529 SPACE (6,951 SF/ 1,000 = 6.95 SPACES + 578 SF/300 = 1.9 SPACES= 8.85 SPACES WHICHEVER IS GREATER	9
TOTAL PARKING REQUIRED	14
PARKING PROPOSED	10

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	8,988 SF	-1,139 SF	7,849 SF
BUILDING AREA*	7,486 SF	NO CHANGE	7,486 SF
ASPHALT & CONC	1,502 SF	-1,139 SF	363 SF
PERVIOUS AREAS	33,989 SF	+1,139 SF	35,128 SF
GRAVEL	11,897 SF	-4,876 SF	7,321 SF
LANDSCAPE/ SHADED	22,092 SF	+5,715 SF	27,807 SF
SITE AREA	42,978 SF/		42,978 SF/
	.99 ACRES		.99 ACRES

* AREA WITHIN PROPERTY LINE ONLY



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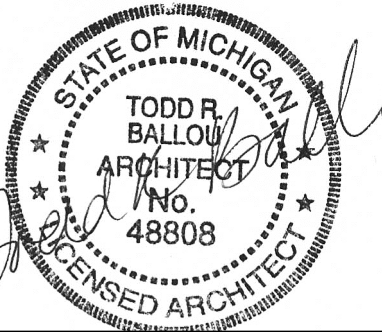
SITE PLAN REVIEW 14 FEB 2013
MEASUREMENTS 25 JAN 2013

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **SITE PLAN**

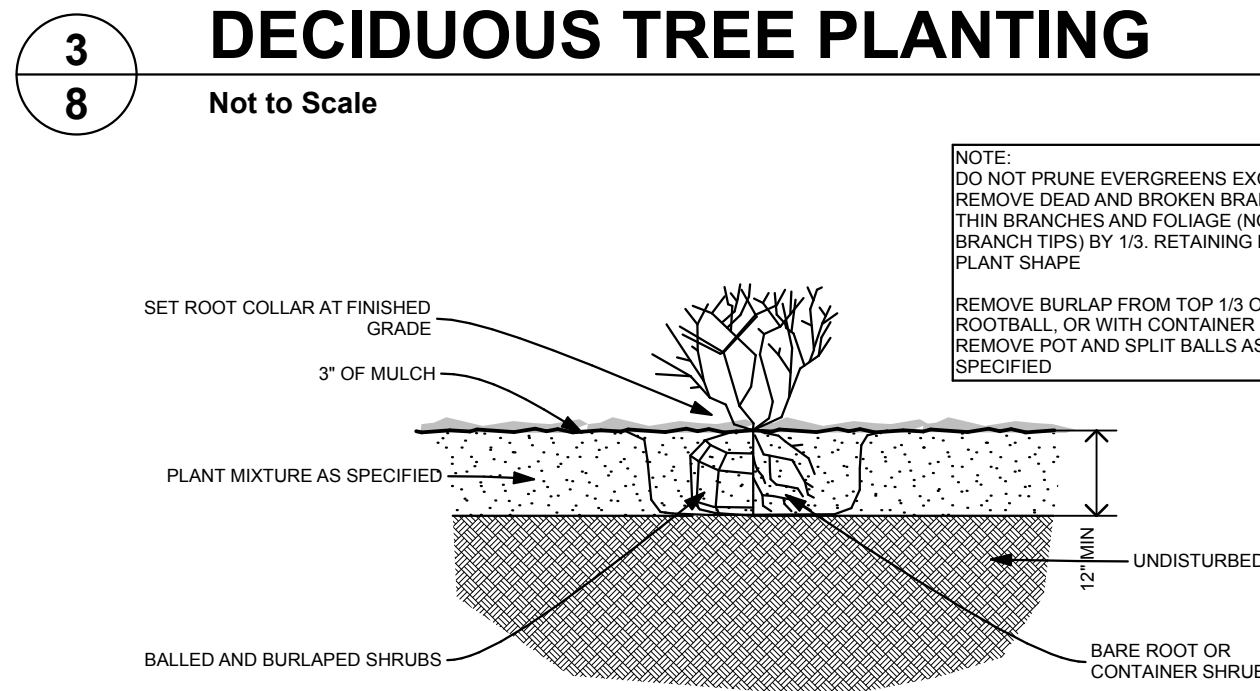
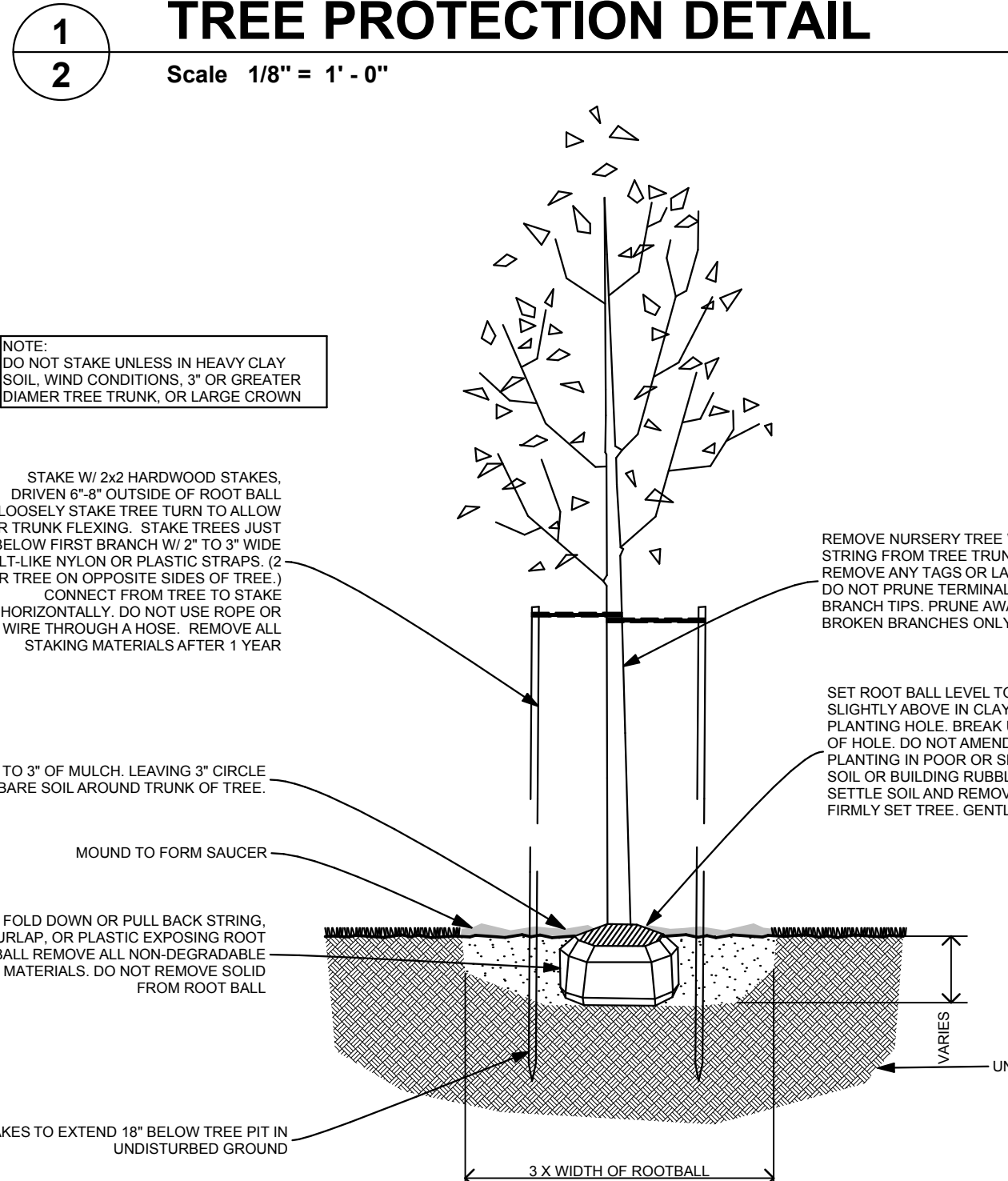
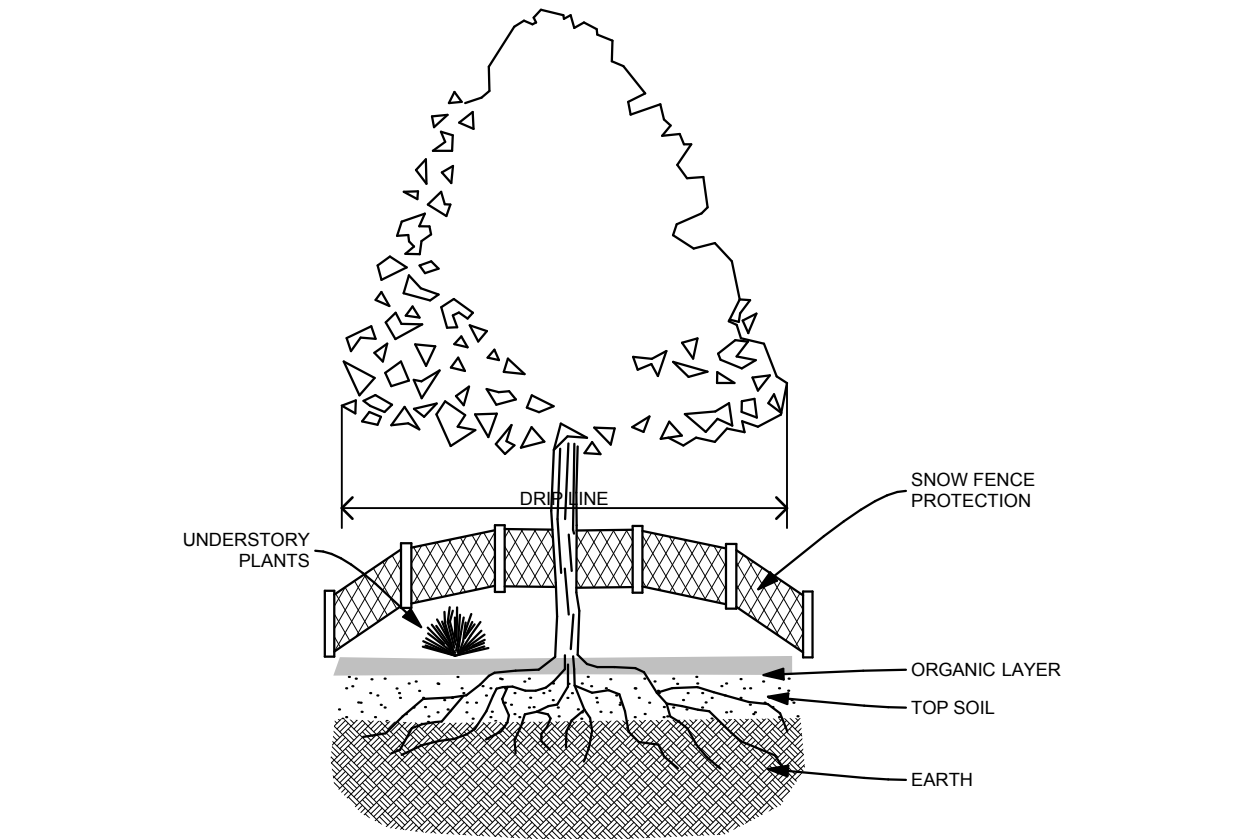
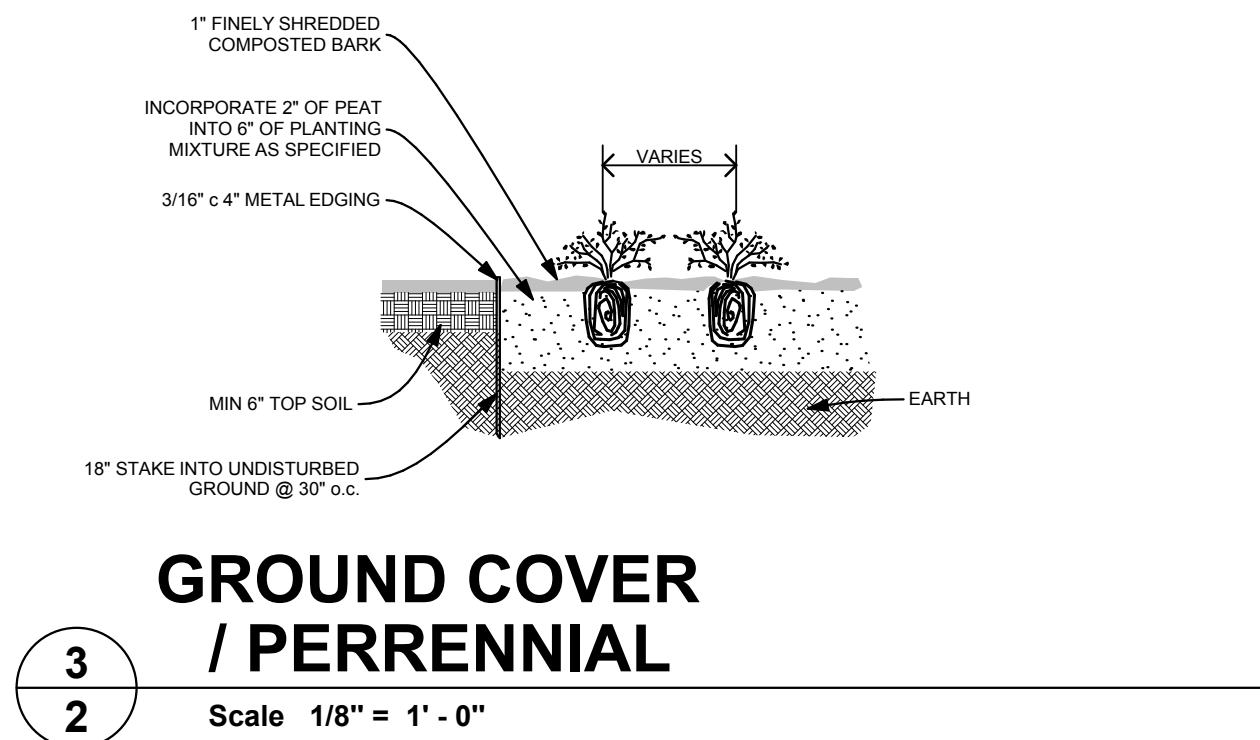
JOB NO:
1301



SHEET NO.
1

SITE PLAN

1" = 20'



SHRUB PLANTING- BED

Not to Scale

LANDSCAPING REQUIREMENTS

		TREES	SHRUBS
122-704	OFF STREET PARKING REQUIRES 1 TREE FOR EVERY 8 PARKING SPACES 10 SPACES/ 8 = 1.25 TREES	1	
122-704	SCREENING IS REQUIRED TO SHIELD PARKING FROM CATHERINE ST. PROPOSE HEDGE IN LIEU OF BERM		15
122-706	FOUNDATION PLANTING ALONG CATHERING ST & PARKING LOT FACADES = 30 +15.3 +63.5 + 63.5 = 188.3FT/ 30= 5.3 ORNAMENTALTREES AND 31.7 SHRUBS	5	32
122-706	FRONT GREENBELT ALONG CATHERINE ST NOT REQUIRED IN M-1 DISTRICT	--	
122-707	10% SITE LANDSCAPING IS REQUIRED. THE SITE IS 42,978 SF, REQUIRING 4,298 SF OF LANDSCAPED AREA. THE SHADED LANDSCAPED AREAS TOTAL 27,322 SF, OR 63.6% OF THE SITE		

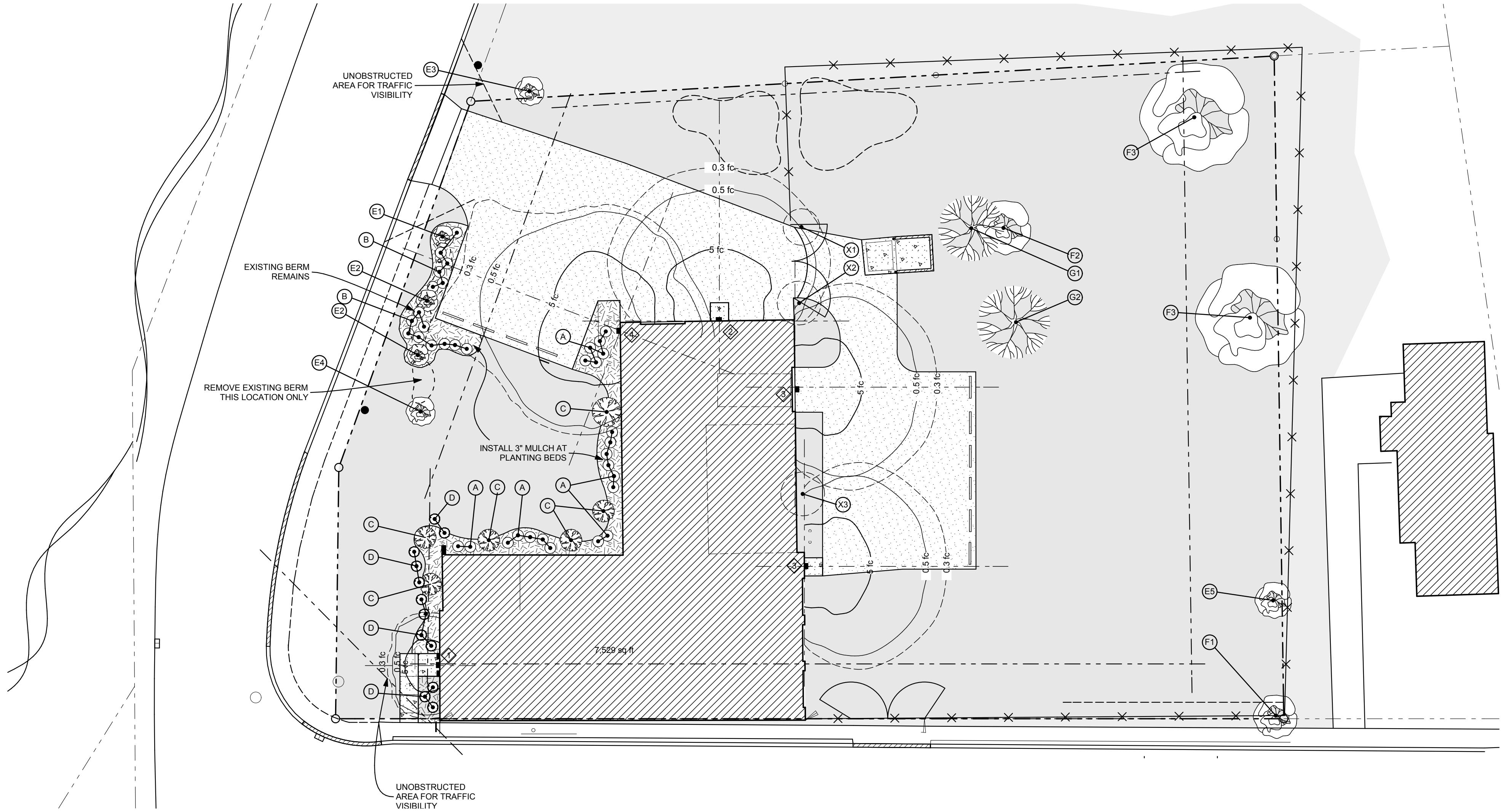
LANDSCAPE MAINTENANCE NOTES PER ZONING ORDINANCE 122-712

1. COMPLETE LANDSCAPING INSTALLATION IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPING AND LANDSCAPING ELEMENTS SHALL BE PLANTED, AND EARTH MOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNER, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEDURES.
3. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.
4. THE OWNER OF THE PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG AND HEALTHY CONDITION.
5. ALL REQUIRED LANDSCAPING MATERIALS WHICH BECOME UNHEALTHY OR DEAD SHALL BE REPLACED WITHIN SIX MONTHS OF DAMAGE OR DEATH, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
6. AN UNDERGROUND IRRIGATION SYSTEM WILL NOT BE INSTALLED, AND A WAIVER IS REQUESTED FOR THIS REQUIREMENT. OWNER WILL IRRIGATE LANDSCAPING MANUALLY AS REQUIRED TO MAINTAIN LANDSCAPING IN A HEALTHY CONDITION.

PLANTING SCHEDULE						
ID	COMMON NAME	FORMAL NAME	LOCATION	PLANT TYPE1	SIZE	QTY
A	BURNING BUSH	EUONYMUS ALATUS	FOUNDATION	SHRUB	24-36"	21
B	GREEN VELVET BOXWOOD	BUXUS SEPERVIRENS "GREEN VELVET"	PARKING LOT SCREEN	SHRUB	24"-36"	15
C	EXIST. DOGWOOD	CORNUS...	FOUNDATION	ORNAMENTAL TREE		6
D	EX. EVERGREEN SHRUB	UNIDENTIFIED	FOUNDATION	SHRUB	24"	12
E1	EXIST. MAPLE	ACER...	FRONT YARD	EXISTING TREE	5"	1
E2	EXIST. MAPLE	ACER...	FRONT YARD	EXISTING TREE	6"	2
E3	EXIST. MAPLE	ACER...	PARKING LOT TREE	EXISTING TREE	7"	1
E4	EXIST. MAPLE	ACER...	FRONT YARD	EXISTING TREE	8"	1
E5	EXIST. MAPLE	ACER...	FRONT YARD	EXISTING TREE	10"	1
F1	EXIST. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	12"	1
F2	EXIST. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	15"	1
F3	EXIST. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	16"	2
G1	EX. DECIDUOUS TREE	UNIDENTIFIED	GENERAL SITE	EXISTING TREE	18"	1
G2	EX. DECIDUOUS TREE	UNIDENTIFIED	GENERAL SITE	EXISTING TREE	24"	1
X1	ELM TO BE REMOVED		GENERAL SITE		10"	1
X2	ELM TO BE REMOVED		GENERAL SITE		12"	1
X3	ELM TO BE REMOVED		GENERAL SITE		14"	1
						69

SITE LIGHTING SCHEDULE

ID	FIXTURE	MOUNTING HEIGHT
1	RAB LIGHTING/ WP1-CH80 (WHITE WITH PHOTOCELL) FULLY-SHEILDED WALLPACK WITH 50 WATT METAL HALIDE LAMP	8'-6" FT
2	RAB LIGHTING/ WP3C (WHITE WITH PHOTOCELL) FULLY-SHEILDED WALLPACK WITH 200 WATT METAL HALIDE LAMP	10 FT
3	RAB LIGHTING/ WP3C (WHITE WITH PHOTOCELL) FULLY-SHEILDED WALLPACK WITH 200 WATT METAL HALIDE LAMP	9 FT
4	RAB LIGHTING/ WP4FC (WHITE WITH PHOTOCELL) FULLY-SHEILDED WALLPACK WITH 400 WATT METAL HALIDE LAMP	14 FT - ANGLE TOWARD PARKING



LANDSCAPE & SITE LIGHTING PLAN

1" = 20'

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SITE PLAN REVIEW 14 FEB 2013
MEASUREMENTS 25 JAN 2013

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
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focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS
75 CATHERINE ST.
YPSILANTI, MI

JOB NO:
1301



SHEET NO.

2

TITLE: **LANDSCAPE & SITE LIGHTING PLAN**



1" = 500'

NOTES & STANDARDS SPECIFIC TO MEDICAL MARIJUANA GROW FACILITIES

1. THIS IS A MEDICAL MARIJUANA GROWING FACILITY. A SPECIAL USE PERMIT IS REQUIRED FOR THIS PROJECT. MEDICAL MARIJUANA GROWERS PERMIT WAS OBTAINED FROM THE STATE OF MICHIGAN ON MARCH 30, 2011 UNDER THE ID# C148113-108080

2. IF THE OPERATIONS OF THE MEDICAL MARIJUANA GROWING FACILITY ARE SUSPENDED FOR 60 DAYS OR MORE, THE SPECIAL USE PERMIT WILL EXPIRE.

THE FOLLOWING STANDARDS FOR MEDICAL MARIJUANA GROW/ MANUFACTURING SHALL APPLY:

(1) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.

(2) The growing/manufacturing facility site shall not be located within 1,000 feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing/manufacturing facility and school are located.

(3) The growing/manufacturing facility site shall not be located within 500 feet of a lawfully existing medical marijuana dispensary and/or lawfully existing growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed growing/manufacturing facility and lawfully existing dispensary or growing/manufacturing facility is located.

(4) Smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility.

(5) All activity related to the growing/manufacturing facility shall be done indoors.

(6) The premises shall be open for inspection upon request by the building official, the fire department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(7) Quarterly inspections may be made by the city official's designee to confirm the growing/manufacturing facility is operating in accordance with applicable laws including, but not limited to, state law and city ordinances.

(8) Any medical marijuana growing/manufacturing facility shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marijuana dispensary or growing/manufacturing facility does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marihuana Act, as amended.

(9) If the growing/manufacturing facility ceases operation for a length of time of 60 days or greater, the permit shall expire.

(10) Growing/manufacturing facility drive-through facilities shall be prohibited.

(11) All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the Michigan Medical Marihuana Act, as amended.

(12) All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marijuana are located.

(13) That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code.

(14) Application for a medical marijuana growing/manufacturing facility license shall be made to the city clerk upon application forms provided by the clerk for medical marijuana growing/manufacturing facility license and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the city council.

(15) The police department shall review the proposed application to operate a dispensary or growing/manufacturing facility regarding public health, safety, and welfare concerns of the proposal.

(16) The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.

(17) There shall be no other accessory uses permitted within the same building.

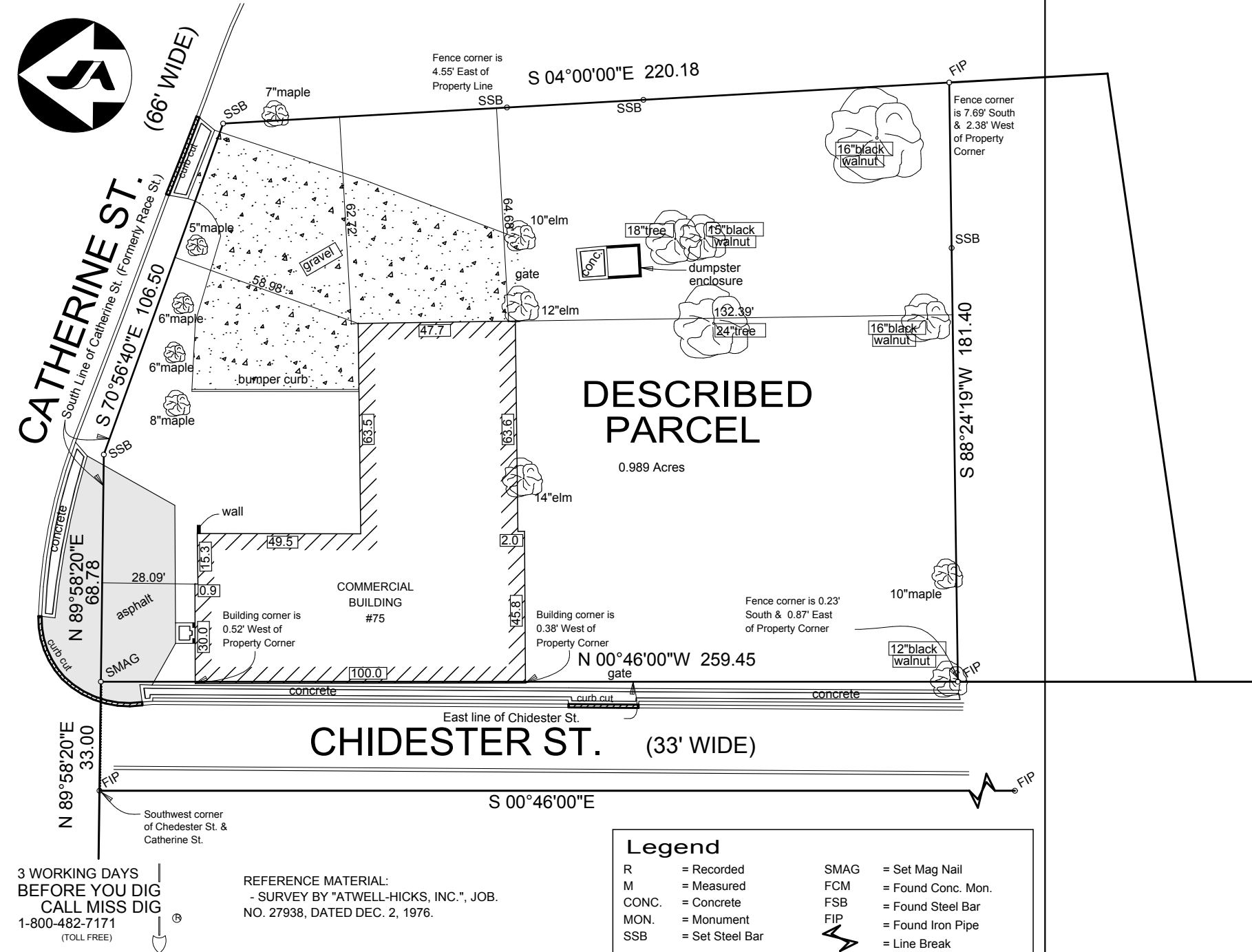
Original Description:

Parcel ID # 11-11-39-402-001

Part Southeast Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Southeast Corner of Catherine and Chidester Streets; thence South along the East Line of Chidester Street 259.45 feet thence Northeasterly 182.11 feet, thence to the South Line of Catherine Street; thence Westerly along the South Line of Catherine Street to the Point of Beginning.

Description After Survey:

Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89° 58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89° 58'20" East 68.78 feet and two (2) South 70° 56'40" East 106.50 feet; thence South 04° 00'00" East 220.18 feet; thence South 88° 24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00° 46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record.



Certificate of Survey

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWN 3 SOUTH, RANGE 7 EAST, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

PREPARED FOR: NICK KADRY

JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax

by

DATE
21 JAN 2013
JOB NO.
13-01-005
SCALE
1" = 40'
DRAWN
JRN
CHECKED
LJJ
SHEET
1 OF 1

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SITE PLAN REVIEW 14 FEB 2013
MEASUREMENTS 25 JAN 2013

focus / design

Todd Ballou, Registered Architect

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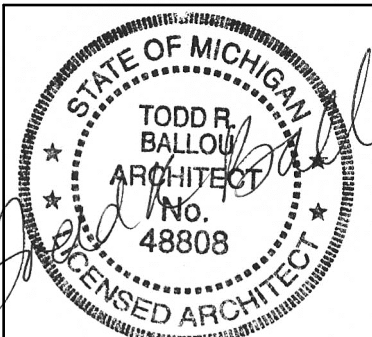
focusdesign@comcast.net

3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS
75 CATHERINE ST.
YPSILANTI, MI

TITLE: SURVEY

JOB NO:
1301



SHEET NO.

3

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



City of Ypsilanti
Planning and Development Department

15 March 2013

**Staff Review of Site Plan Review Application
Proposed Restaurant
1425 Washtenaw**

GENERAL INFORMATION

Applicant: Mohamad Issa
1425 Washtenaw
Ypsilanti, MI 48197

Project: Proposed Restaurant

Application Date: 20 Feb 2013

Location: Southeast corner of Washtenaw and Owendale, off Washtenaw
between Cornell and Mansfield

Zoning: B1, Neighborhood business; EO, Entryway Overlay; RCO, residential-
commercial overlay

Action Requested: Site Plan approval

Staff Recommendation: Tabling.

PROJECT AND SITE DESCRIPTION

The parcel is approximately 0.34 acres in size, fronting on Washtenaw Avenue. There is an existing ~2,780 square foot building and ~11-space parking lot. The applicant is proposing to renovate the existing building into a carry-out and sit-down (> 50 seat) restaurant, add landscaping to the currently-impervious front yard; add parking to the east side yard and rear yard; and add an outdoor seating area to the west side yard. No drive-through facilities are proposed; **restaurants with more than 50 seats are considered a special use.**

The property is zoned **B1 – Neighborhood Business**, which allows sit-down restaurants with fifty or fewer seats as a permitted use, and sit-down restaurants with more than 50 seats as a special use, provided they have access to a major thoroughfare. Most recently, this site has been Pinter's Flowerland, a florist.

Figure 1: Subject Site Location

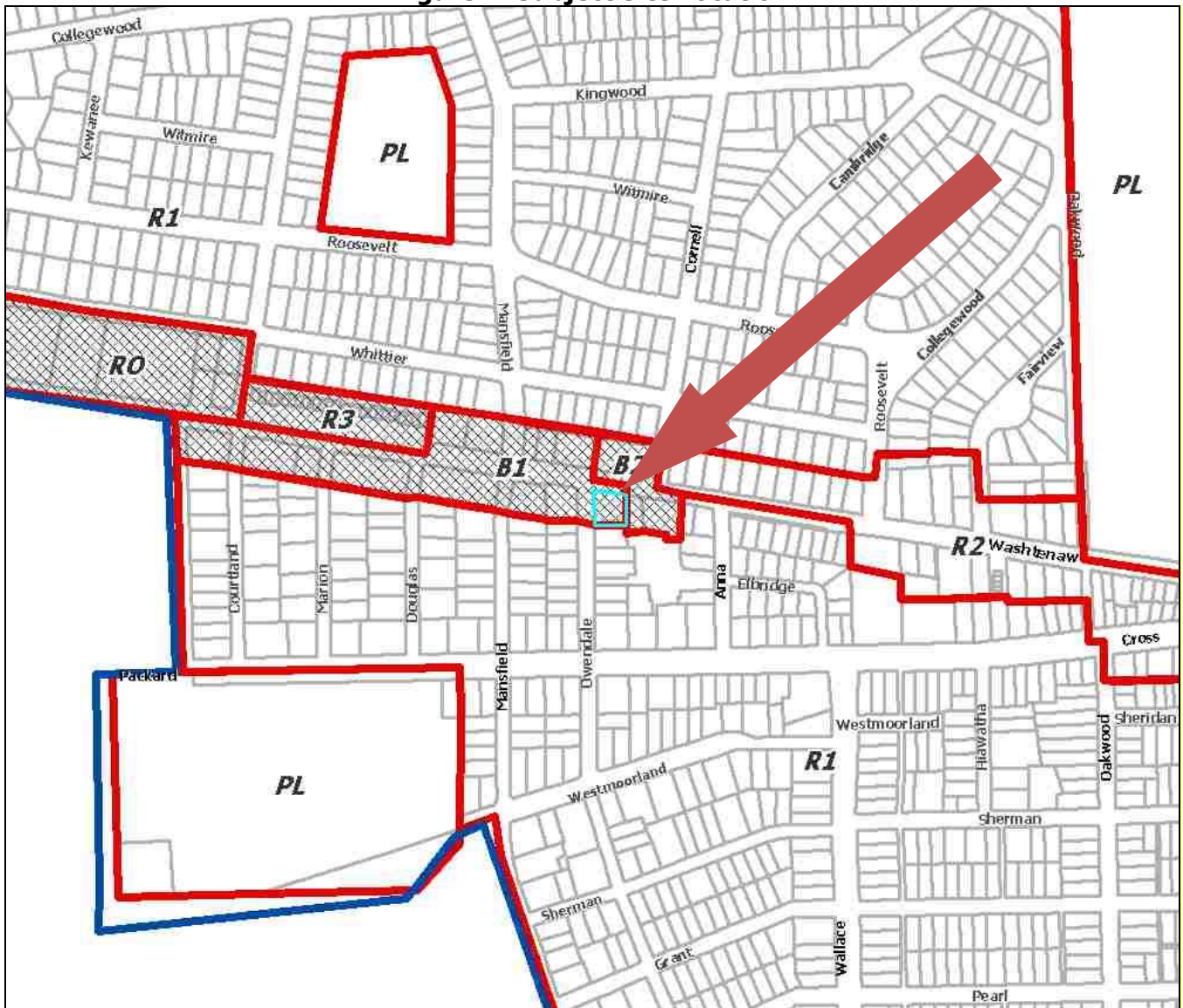


Figure 2: Site Aerial (2010)

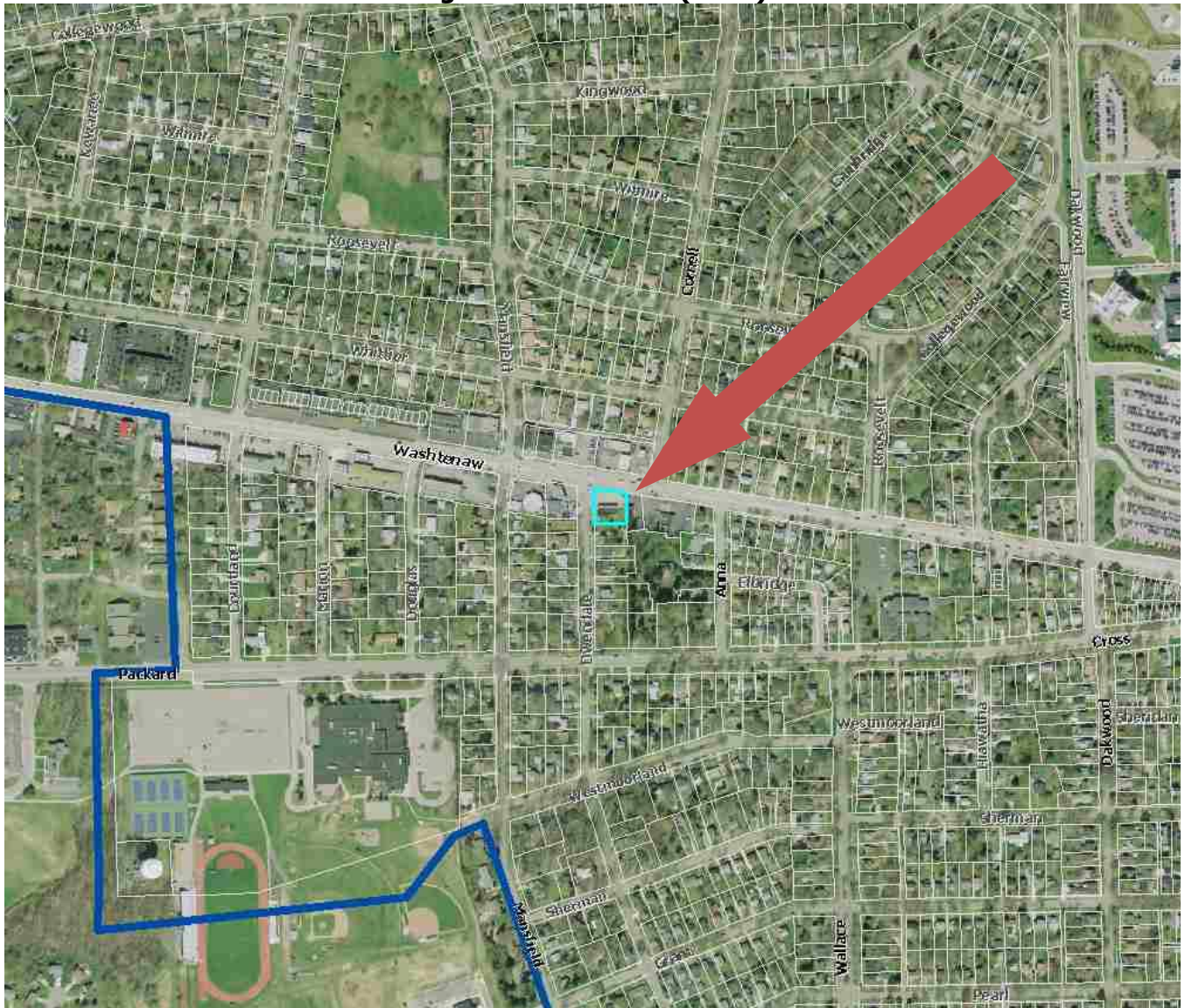


Figure 3: Site Close-up



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Strip commercial, gas station	B2, EO/RCO
EAST	Strip commercial (dry-cleaning, Dom's)	B2, EO/RCO
SOUTH	Single-family residential	R1
WEST	Gas station/ auto repair	B1

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.

REQUIREMENTS **Figure 5** **§122-127(2)**

As this lot is within three zoning districts, the applicable standards are in *italics* and **bolded**

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
B1: §122-354 RCO: §122-553 EO: §122-559	LOT AREA <i>Determined by setbacks, screening and parking requirements.</i> RCO: n/a EO: n/a	Existing	unchanged

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
LOT WIDTH	<i>Determined by setbacks, screening and parking requirements.</i> RCO: n/a EO: n/a	113.42'	unchanged
LOT COVERAGE (buildings or structures)	Determined by setbacks, screening and parking requirements. <i>RCO: not to exceed 40%</i> <i>EO: not to exceed 40%</i>	16%	unchanged
SETBACKS			
front	20' , greenbelt if parking <i>RCO: 10'</i> <i>EO: 10'</i>		met
side	<i>0' if fire-retardant;</i> <i>3' otherwise</i> RCO: n/a EO: n/a		met
street side (Owendale)	<i>20', greenbelt if borders residential</i> RCO: n/a EO: n/a		met
rear	10' <i>RCO: 35'</i> <i>EO: 35'</i>	30' existing nonconforming	
Abutting a residential district	<i>25', greenbelt or fence abutting</i> RCO: n/a EO: n/a	30' rear, no greenbelt, existing fence	unchanged
B1: HEIGHT §122-355 RCO: §122-554 EO: §122-560	<i>Lesser of two stories or 30'; exceptions in §122-640</i> <i>RCO: 3 stories/40', or more restrictive.</i> <i>EO: 3 stories/40', or more restrictive.</i>	1-story building	unchanged. Note building height on plan.
§122-647 SIDEWALKS	provide a sidewalk or shared-use path	sidewalks on both sides; no ada ramp	unchanged (see Site Access section for more)
§122-707 LANDSCAPING	10%		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-834 PARKING DIMENSIONS	Angled 30-53°: 9' x 20', minimum maneuvering lane of 13' Perpendicular: 9' x 20'(reducible to 18'), minimum maneuvering lane 22 ft	Angled: 10' x 20', maneuvering lane of 11'8" (side) and 12'4" Perpendicular: 9'x18' maneuvering lane min 18', max 25'	Significant dimensional challenges; waiver of number of parking spaces and depth of perpendicular spaces may be required in order to allow applicant to reconfigure parking area.
§122-836 PARKING	1 per 50 sq ft customer waiting & eating areas, plus 1 for each employee on largest shift, plus 8 stacking per "transaction station" • 800 sq ft customer area ○ 16 • 3 employees ○ 3 • 0 transaction stations ○ 0 "stacking" 19 total required under "fast food" classification Carryout: 30 spaces Dine-in , given 1200 sq ft "usable" floor area: 12, or 1/3 occ load permitted by bldg code, whichever greater.	Appr 11 spaces	19 spaces, no waivers requested. Waiver necessary to permit applicant to reconfigure parking lot.
§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.	Existing ground sign	Ground sign to remain; Master Sign Plan to be required prior to issuance of any sign permit

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-799 USE-SPECIFIC Outdoor cafés	(1) All outdoor seating areas at grade level must be accessory to business which provides indoor seating. All storage, preparation and cooking of food and all vending machines shall be within an enclosed building. (2) The outdoor seating area shall be separated from all parking areas by means of a minimum three-foot high obscuring greenbelt, wall or other architectural feature. (3) The outdoor seating area shall not be located within 50 feet of any properties zoned R1, R2, R3, or R4. (4) All outdoor seating areas shall be kept clean and void of litter at all times	n/a	Applicant to note these conditions on the site plan. Applicant has applied for a variance from 122-799(3) to permit operation of the outdoor café' approximately 30' from R1 zoning district to the rear. Approval of this item, if approval is made, shall be subject to the terms of the variance, if such is made.

Items to be Addressed:

1. Approval to be conditional upon reducing the amount of seating provided to 50 customers or fewer; otherwise special use approval shall be sought.
2. Planning Commission waiver of number of parking spaces and depth of perpendicular spaces may be required in order to allow applicant to reconfigure parking area. If reconfiguration cannot result in compliance with the ordinance, a variance may be necessary to proceed with the project.
3. Applicant to provide master sign plan with any sign permit application, per ordinance.
4. Approval shall be conditional upon approval of a variance for the outdoor café shown, and applicant will note both any variance granted and Outdoor Café ordinance requirements on site plan.
5. Applicant to note building height on site plan.

BUILDING LOCATION AND SITE ARRANGEMENT**§122-127(3)**

There is currently one building in the center of the site. Parking is located in front of the building. There are three access drives. The primary building entrances is on the north side; one additional access is to the east of the building for employee/delivery use. A new dumpster enclosure is proposed at the south east corner of the property.

Items to be Addressed: None

SITE ACCESS, TRAFFIC, AND PARKING**§122-127(4)**

The site is accessed from both Washtenaw and Owendale. The Washtenaw driveway is approximately 30' wide (2-way traffic); the north Owendale drive is 30' wide (2-way traffic), and the south Owendale drive is merely 10' (one-way outbound traffic only). As both the north Owendale and the Washtenaw drives serve the same parking area, it may make sense to close the north Owendale entrance.

The project is within walking distance of AATA route #4, which runs from 7am to 11:30pm Monday through Friday; 8am to 6:30 pm on Saturday; and 9am to 6:30pm on Sunday. The existing sidewalk is approximately 4' wide, immediately adjacent to the roadbed, and crosses the drive aprons, which are sloped to meet Washtenaw Ave; this is a function of the width of the right-of-way relative to the width of the roadbed. There are no crosswalk ramps at the corner of Owendale and Washtenaw; installation of such is dimensionally challenging, would require concurrent installation on the property(ies) opposite, and may require MDOT involvement. As such, they are left to the future.

The dumpster enclosure is oriented such that a front-loading hauler would have to travel opposite the marked "one-way" to remove garbage from the site.

19 parking spaces are proposed, 1 of which is barrier-free. This is the full amount required by the ordinance; were a 20% waiver to be granted, the amount required would be 15 spaces (one of which barrier-free). Parking spaces to the side and rear are angled (~49°); the travel lane is 12'4" in the rear and 11'8" to the side. §122-834 states that the minimum maneuvering aisle width is 13'.

No bicycle parking is proposed; but staff recommends installing accommodations for at least two bicycles, due to the adjacent dense residential district and popularity of the nearby bicycle-friendly Cross Street and Border-to-Border Trail. Pedestrian customers access the entrance by crossing the front parking lot.

Items to be Addressed:

1. *Applicant to consider adding bicycle parking.*
2. *Applicant to reconfigure parking lot to meet the standards of §122-834, Parking Dimensions.*
3. *Applicant to consider realignment of dumpster to permit removal vehicle to travel in signed direction.*
4. *Planning Commission waiver requested by staff for up to 20% of the parking requirement, due to site dimensional constraints, to allow applicant to reconfigure parking area.*

ENGINEERING & STORMWATER

§122-127(5), §122-127(6)

The proposed construction is not in a floodplain or floodway. Significant impervious surface is being added. No methods for handling the stormwater are shown. Site plans were submitted to the City Engineer for review; said review is attached.

Items to be Addressed:

1. *The one-way travel lane along the east and south side of the building do not meet the minimum width requirement of 13 feet. Fire Department approval will be required for the reduced width.*
2. *We recommend the northern most curb cut on Owendale be removed and replaced with barrier curb and landscaping as part of the project. The curb cut does not meet access standard requirements due to the proximity to Washtenaw Avenue.*
3. *The orientation of the dumpster will require the refuse truck to oppose the one-way direction for pick up.*
4. *Pavement is proposed in existing greenbelt areas. Additional grading detail shall be added to the plan to identify how drainage will be accommodated. Washtenaw County stormwater management standards shall be followed for storage and treatment of runoff from newly paved areas.*
5. *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 arc necessary; review, approval, and permit will be required from YCUA.*
6. *A note shall be added to the plan stating deficient or damaged sidewalk, if any, along the frontage shall be repaired as part of the project.*

SCREENING **Figure 6** **§122-127(7)**

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	none shown	none shown.
§122-703 Screening Between Land Uses	visual buffer of at least 80% opacity and 6' height along south boundary	existing opaque wooden fence	existing fence to remain
§122-704 Off-Street Parking Landscaping	1 tree per 8 spaces (19/8 = 2)	0 trees	7 evergreen 4 deciduous
	landscape island per 16 continuous spaces	n/a	n/a
	ends of all aisles and corners protected	--	all aisle ends protected
	minimum distance of 3' from curb backside to landscaping	--	wheel stops not shown
	must be screened per 122-703 if conflicting land use	conflicting land use to south	existing screening fence to remain
	must be screened from public ROW	n/a	landscaping screening provided
	prevent vehicular encroachment into landscaping, structures		fully curbed; wheelstops required at east and south parking to protect fence
§122-705 Greenbelt Landscaping	a. 1 tree / 30' of ROW • 3 trees required b. n/a c. remainder in groundcover, shrubs, etc. d. access drives shall be counted in the total frontage	~100' ROW frontage	--4x juniper skyrocket -3x arborvitae Evergreens are permissible in the greenbelt, however, due to visibility concerns, recommend a salt-tolerant deciduous species, such as black locust or thornless honeylocust.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-706 Foundation Landscaping	screen buildings from parking areas/ ROWs 1 ornamental tree and 6 shrubs per 30' • from ROW: 70' ○ 14 shrubs ○ 2 trees • Side ROW: 30' ○ 6 shrubs ○ 1 trees • Side parking: 30' ○ 6 shrubs ○ 1 trees • Rear parking: 70' ○ 14 shrubs ○ 2 trees	None.	1 tree, NW corner of building. 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	--	CMU dumpster enclosure shown on SE corner of site.
§122-710 Exterior Electrical	when visible from ROW screen	n/a	n/a
§122-712 Maintenance	install underground sprinkler system		None proposed Waiver requested
§122-714 Fencing, hedges, walls, berms	no taller than 10' in side/rear yard	Existing 6' wooden fence on full south property line and most of east property line.	Fence to remain

Items to be Addressed:

1. Show lighting.
2. Show wheelstops
3. Remove evergreen trees/tall shrubs from front greenbelt; replace with hardy deciduous trees
4. Planning Commission waiver requested from foundation landscaping, due to site constraints.
5. Show or note method of landscaping maintenance.

OTHER DEPARTMENT AND AGENCY APPROVALS

FIRE DEPARTMENT

Due to the constrained vehicle circulation, Fire Department review was requested. Fire Department did not have feedback at the time of this review. Fire Department review required for future revisions.

STAFF RECOMMENDATIONS: SITE PLAN

The site faces extensive dimensional constraints, due to the siting of the existing building, the size and orientation of the lot, and the spatial requirements of the landscaping and parking ordinances, as well

as stormwater control. This site plan is an excellent attempt to work within those constraints; however, both parking and stormwater handling will require significant alteration to conform to the ordinance.

Staff recommends the Planning Commission **table** the Site Plan for the proposed restaurant and accessory outdoor café at 1425 Washtenaw Ave.

The following is a list of waivers and conditions that the site plan, as proposed, would require for Planning Commission approval.

Waivers

1. To reduce the number of required parking spaces by 20%, per §122-832(4), due to the site's dimensional constraints.
2. To reduce the depth of the proposed perpendicular parking spaces to 18', per §122-834, due to the site's dimensional constraints.
3. To accept proposed foundation landscaping, under §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 §122-352(15), shall be subject to the conditions of §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 §122-834, Parking Dimensions.
7. Realign the dumpster to permit removal vehicle to travel in signed direction.
8. Engineering conditions shall be met, including but not limited to:
 - a. The one-way travel lane along the east and south side of the building do not meet the minimum width requirement of 13 feet. Fire Department approval will be required for the reduced width.
 - b. We recommend the northern most curb cut on Owendale be removed and replaced with barrier curb and landscaping as part of the project. The curb cut does not meet access standard requirements due to the proximity to Washtenaw Avenue.
 - c. The orientation of the dumpster will require the refuse truck to oppose the one-way direction for pick up.
 - d. Pavement is proposed in existing greenbelt areas. Additional grading detail shall be added to the plan to identify how drainage will be accommodated. Washtenaw County stormwater management standards shall be followed for storage and treatment of runoff from newly paved areas.
 - 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 is necessary; review, approval, and permit will be required from YCUA.
 - f. A note shall be added to the plan stating deficient or damaged sidewalk, if any, along the frontage shall be repaired as part of the project.
9. Show lighting on site plan.
10. Show wheelstops.
11. Remove evergreen trees from front greenbelt; replace with hardy deciduous trees.
12. Show or note method of landscaping maintenance.

Bonnie Wessler
Planner I, Planning & Development Dept.

CC File
 Applicant
 Site designer



ARCHITECTS. ENGINEERS. PLANNERS.

March 15, 2013

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Teresa Gillotti

Regarding: 1425 Washtenaw – Proposed Restaurant
Site Plan Review No. 1
OHM Job No. 0094-13-1011

Dear Ms. Gillotti:

The applicant is requesting site plan approval for a parking addition and site improvements at an existing commercial property on the southeast corner of Washtenaw and Owendale. The site plan is dated January 31, 2013. We have reviewed the plans and do not recommend site plan approval from an engineering standpoint. The applicant must address the comments below prior to resubmitting the plans:

1. The one-way travel lane along the east and south side of the building do not meet the minimum width requirement of 13 feet. Fire Department approval will be required for the reduced width.
2. We recommend the northern most curb cut on Owendale be removed and replaced with barrier curb and landscaping as part of the project. The curb cut does not meet access standard requirements due to the proximity to Washtenaw Avenue.
3. The orientation of the dumpster will require the refuse truck to oppose the one-way direction for pick up.
4. Pavement is proposed in existing greenbelt areas. Additional grading detail shall be added to the plan to identify how drainage will be accommodated. Washtenaw County stormwater management standards shall be followed for storage and treatment of runoff from newly paved areas.
5. 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.
6. A note shall be added to the plan stating deficient or damaged sidewalk, if any, along the frontage shall be repaired as part of the project.

If you have any questions please contact me at (734) 522-6711.

Sincerely,

OHM Advisors


Marcus J. McNamara

CC: Stan Kirton, Department of Public Works, One South Huron Street, Ypsilanti, MI 48197
Scott Westover, P.E., YCUA, 2777 State Street, Ypsilanti, MI 48198
File

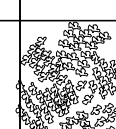
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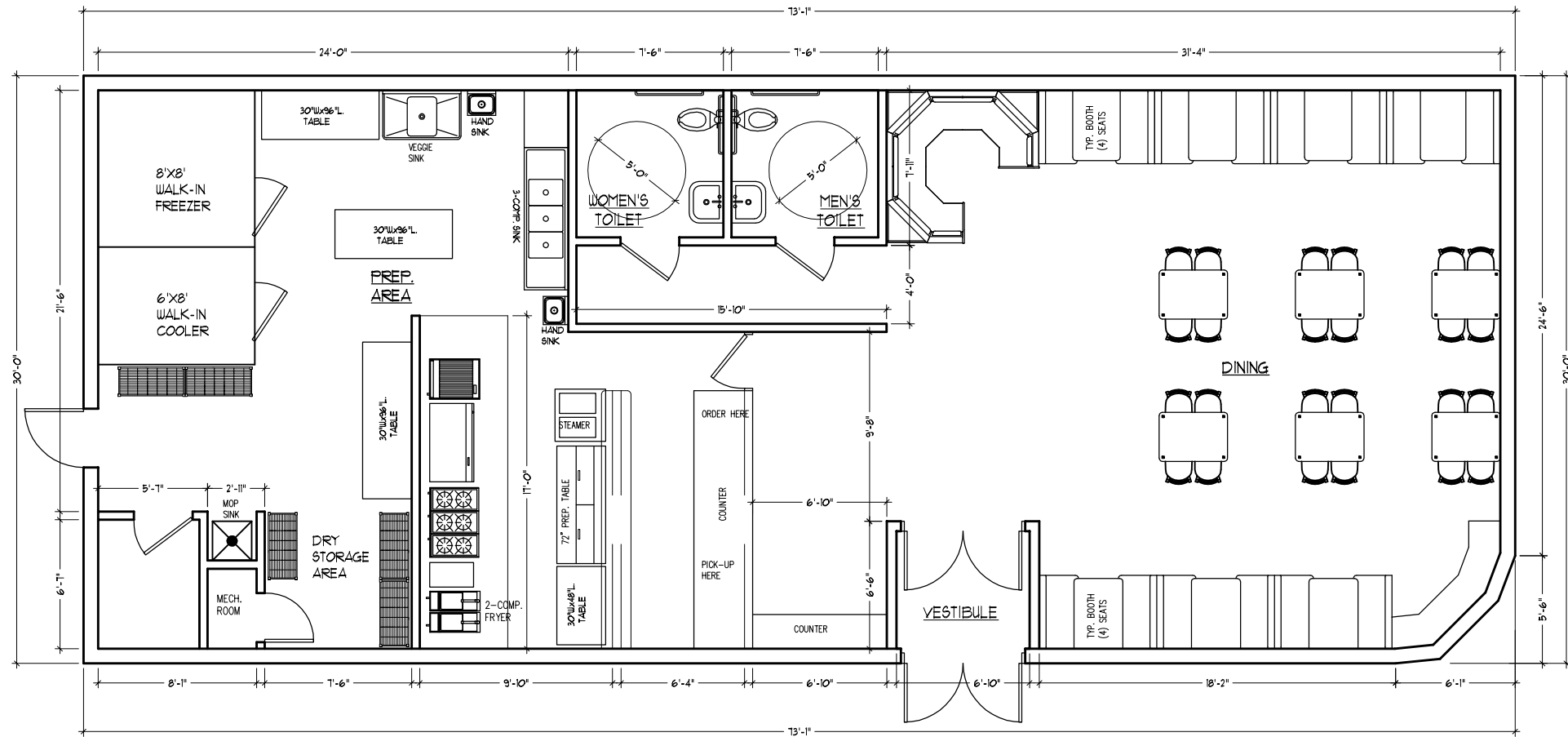
OHM Advisors

34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

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F 734.522.6427

OHM-Advisors.com

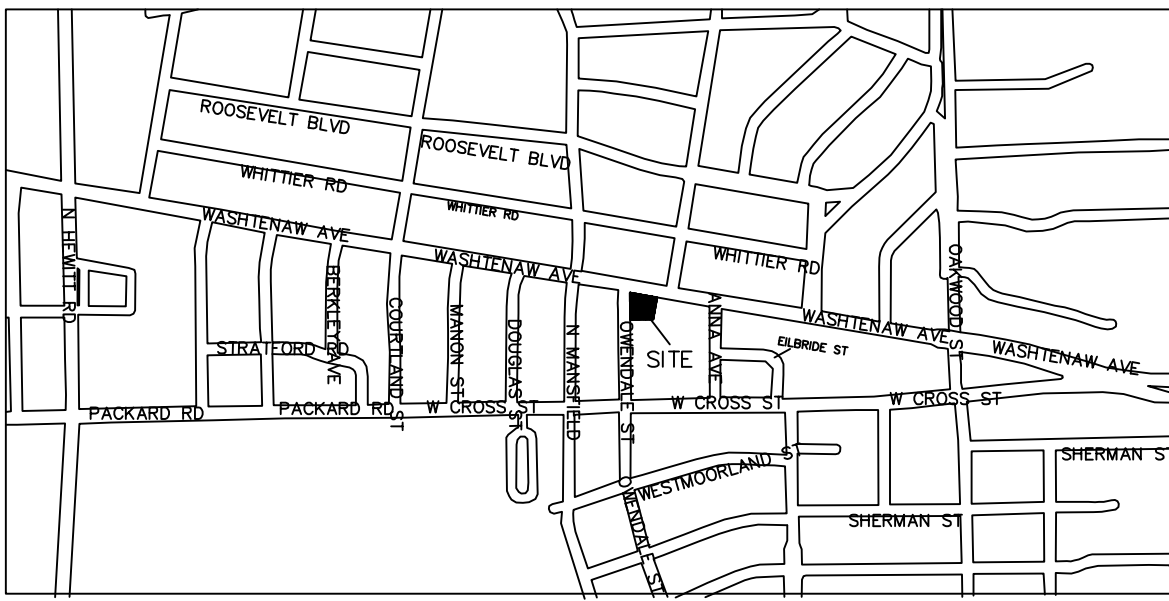
PROPOSED PLANT LIST					
	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SYMBL
SHRUBS & BUSHES	2	36 IN TALL	EUDNYMUS ALATUS 'COMPACTA'	DWARF WINGED EUNYMUS	
	17	36 IN TALL	EUDNYMUS FORTUNEI	SUNSPOT EUDNYMUS	
	19	TOTAL SHRUBS			
EVERGREEN TREES	3	8-10 FEET TALL	Thuja occidentalis	Emerald Green Thuja	
	4	8-10 FEET TALL	Juniperus scopulorum	Juniper 'Skyrocket	
	7	TOTAL EVERGREEN TREES			
DECIDUOUS TREES	2	2 1/2"-3" CALIPER	ACER GINNALA	FLAME AMUR MAPLE	
	2	2 1/2"-3" CALIPER	CORNUS FLORIDA	FLOWERING DOGWOOD	
	4	TOTAL DECIDUOUS TREES			
PERENNIALS	30	2 GALLON	HEMEROCALLIS 'STELLA D'ORO'	STELLA DE ORO DAYLILY	
	28	2 GALLON	SALVIA X SUPERBA	SALVIA	
	8	2 GALLON	HOSTA MONTANA 'AUREOMARGINATA'	HOSTA MONTANA	
	66	TOTAL PERENNIALS			
** REMOVE ALL EXISTING TREES AND SHRUBS					



THE PARKING LOT WIDTH HAS BEEN ENLARGED TO OVERCOME THE DEFICIENCY IN ISLE WIDTH

ALL DELIVERY AND PICKUPS WILL BE CONDUCTED DURING NON OPERATING HOURS

A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED UPON PRELIMINARY APPROVAL



LOCATION MAP
SCALE: NONE

PROJECT:
PROPOSED RESTAURANT

LOCATION:
1425 WASHTENAW AVE
YPSILANTI, MI 48197

A & M CONSULTANTS

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

DRAWN BY:
S.E.

APPROVED BY:
ADNAN AL-SAATI

SUBMITTALS

REVISIONS:
2/18/2013

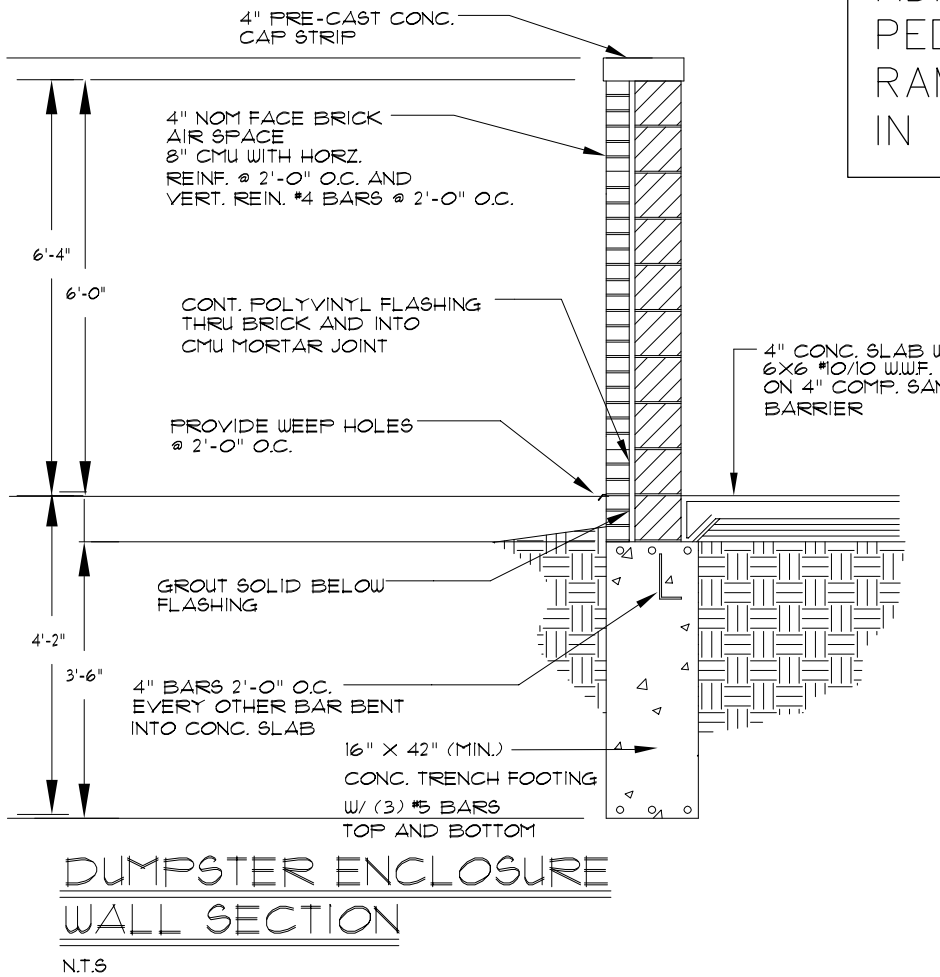
PROJECT NO

DATE
01/31/2013
SCALE
NOTED

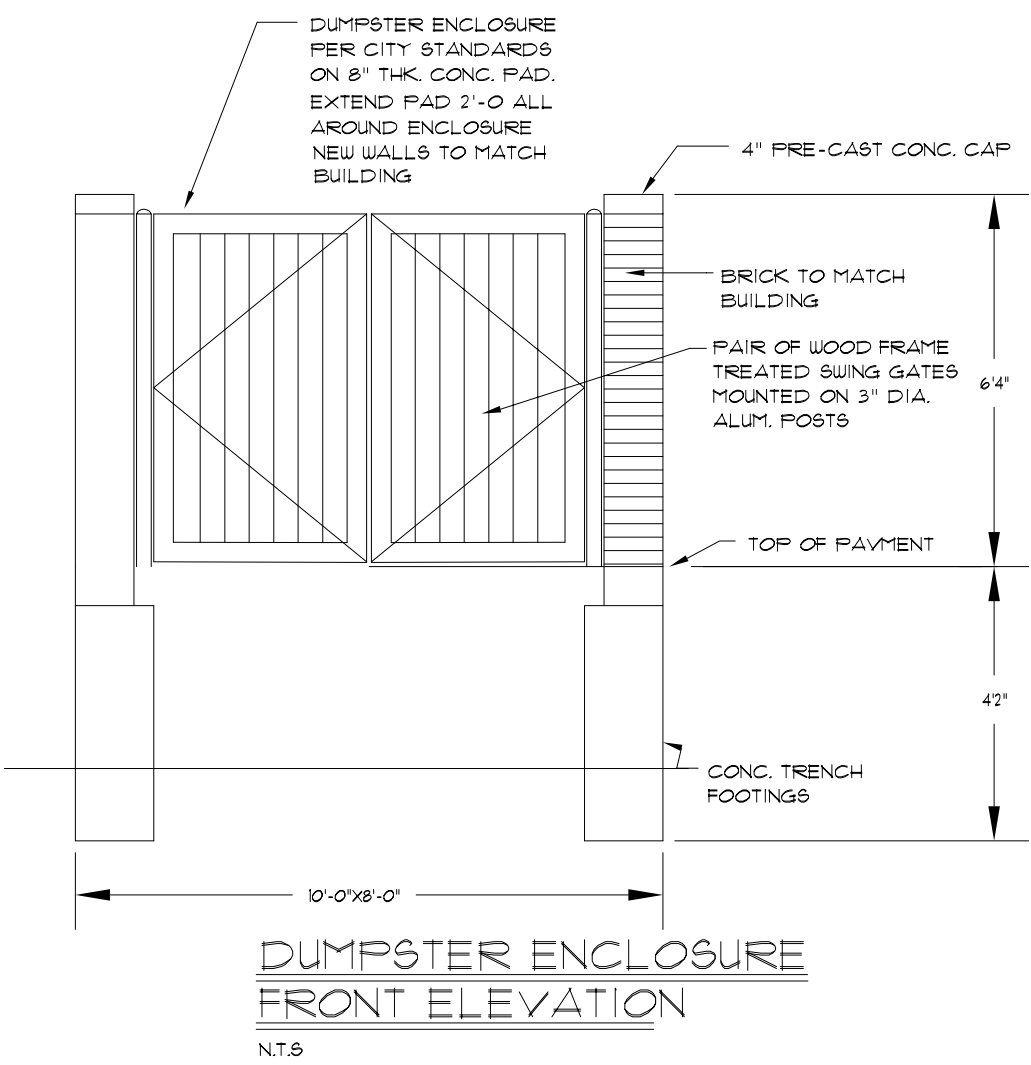
SHEET TITLE
EXISTING SITE PLAN
PROPOSED SITE PLAN

SP = 1

SEAL

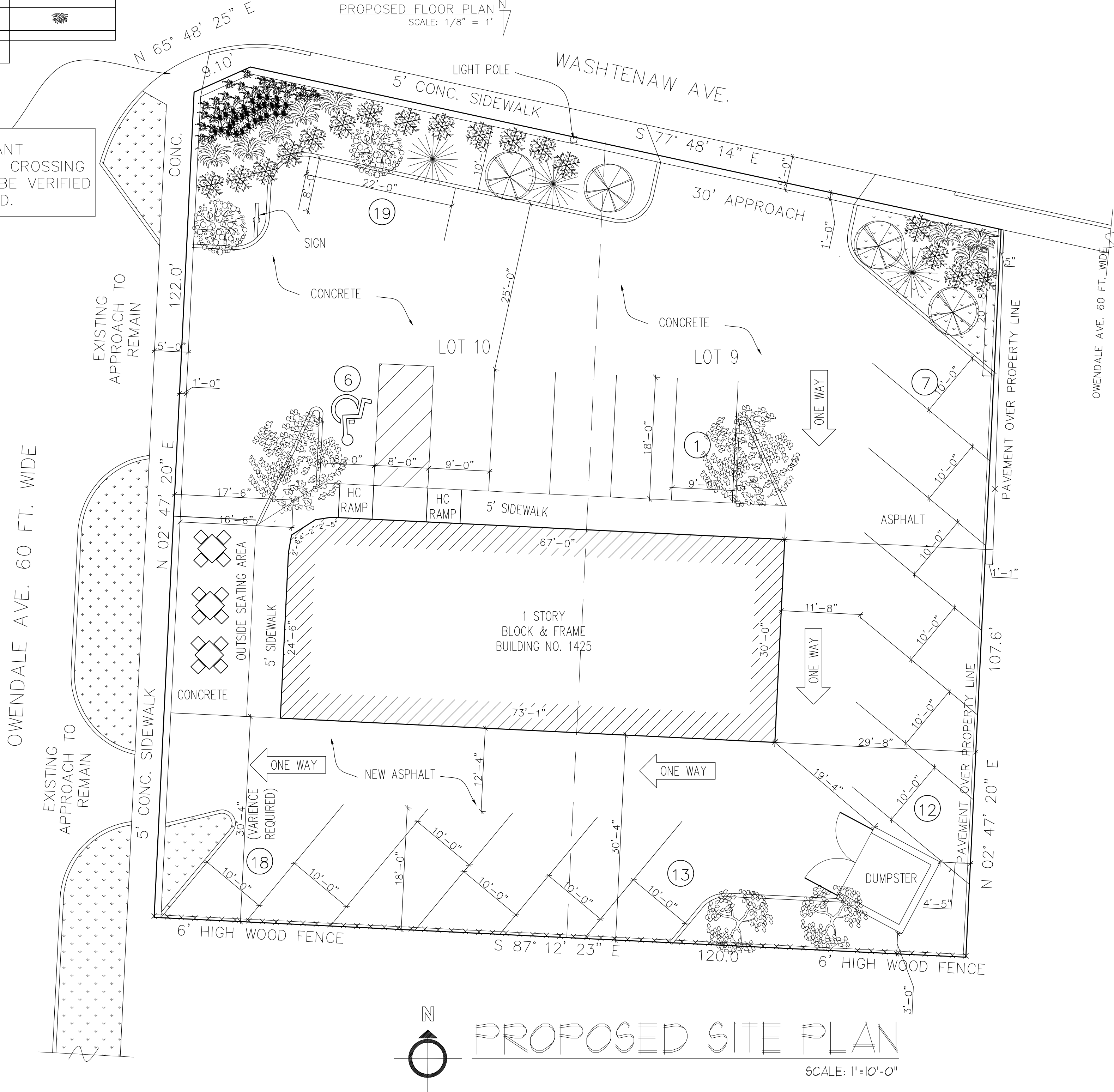


DUMPSTER ENCLOSURE
WALL SECTION
NTS

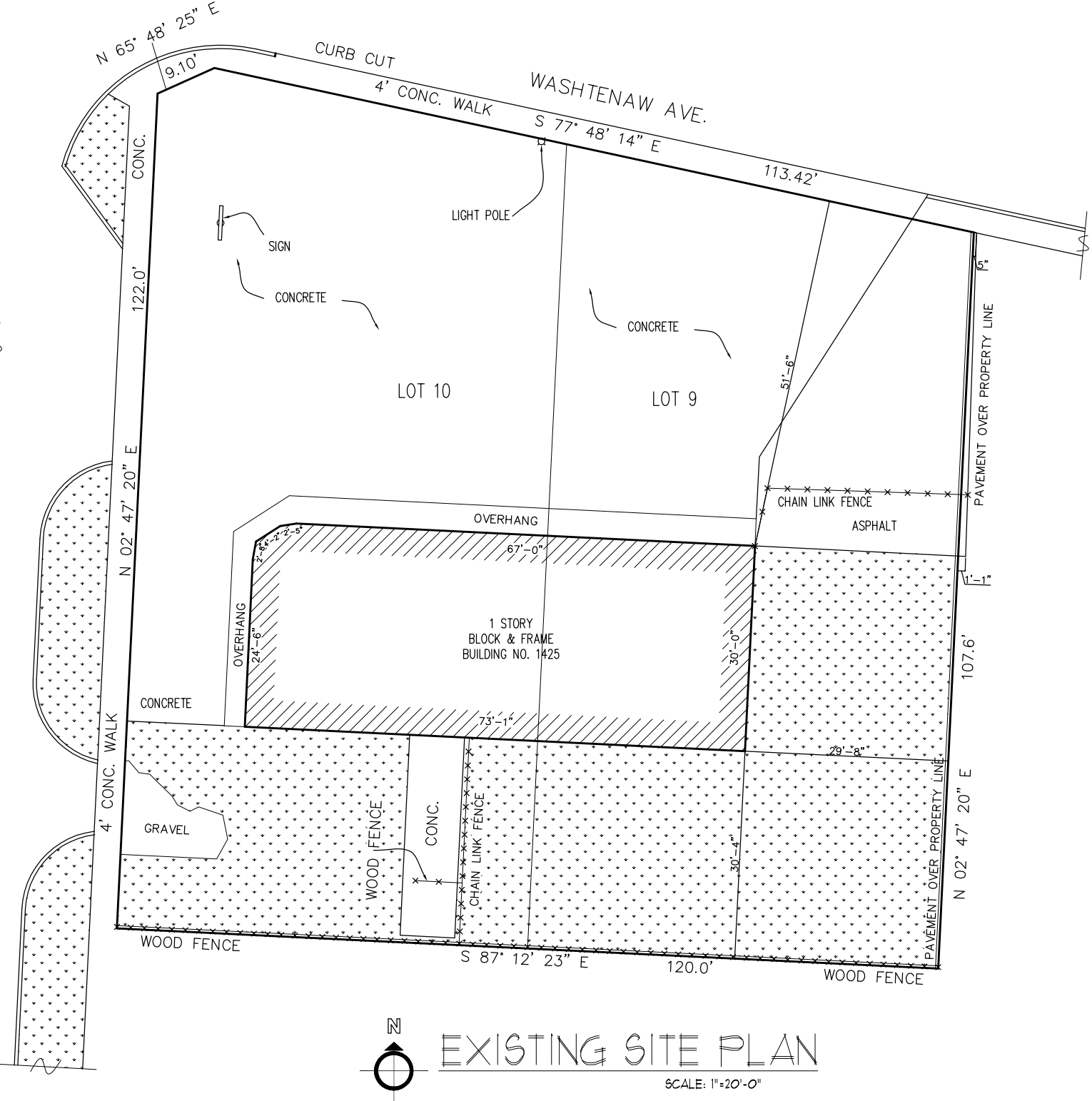


DUMPSTER ENCLOSURE
FRONT ELEVATION
NTS

LEGAL DESCRIPTION
LOTS 9 AND 10, EXCEPT THE SOUTHERLY 30 FEET THEREOF,
R. L. OWEN SUBDIVISION OF PART OF SOUTHWEST 1/4 OF
SECTION 5, T. 3 S., R. 1 E., CITY OF YPSILANTI, WASHTENAW COUNTY,
MICHIGAN, ACCORDING TO THE PLAT THEREOF, AS COUNTY RECORDS:
ALSO EXCEPTING THAT PART OF THE MICHIGAN STATE HIGHWAY
COMMISSION IN LIBER 1461, PAGE 906, WASHTENAW RECORDS.



PROPOSED SITE PLAN
SCALE: 1"=10'-0"



EXISTING SITE PLAN
SCALE: 1"=10'-0"

SITE DATA	
ZONING	B1 (NEIGHBORHOOD BUSINESS)
SITE AREA	14,082 S.F. (0.323 ACRES)
EXISTING BUILDING AREA	2,185 S.F.
PARKING REQUIRED	RESTAURANT, FAST FOOD.: 1 FOR EACH 50 SQUARE FEET OF CUSTOMER WAITING AND EATING AREAS, PLUS 1 FOR EACH EMPLOYEE IN THE LARGEST EMPLOYMENT SHIFT 800/50 + 3 = 19
PARKING PROVIDED	19 OFF STREET PARKING SPACES PROVIDED INCLUDING ONE (1) VAN ACCESSIBLE



Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

March 7, 2013

1. Call to order – The meeting was called to order at 7:05pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members in attendance were Kevin Hill, Bob Krzewinski, Laura Shiltz and Andrew Hellenga sitting in for Tim Colbeck and the Downtown Development Association (DDA). Also present was City Councilman Pete Murdock.
2. Introductions
 - a. Audience participation – None
3. General business
 - a. Agenda approval – A motion was made by Kevin Hill, seconded by Laura Shiltz, to approve the agenda, passing unanimously.
 - b. Approval of February meeting minutes - A motion was made by Kevin Hill, seconded by Laura Shiltz, to approve the minutes, passing unanimously.
 - c. Other
4. Old business
 - a. Complete Streets improvements update – No new updates.
 - b. Downtown bike routes-signage-maps – No new updates.
 - c. Additional bike parking hoop locations – In an email from Tim Colbeck, he acknowledged the letter sent from the Non-Motorized Committee giving recommendations for additional bicycle rack locations and indicated these would be considered by the DDA.
 - d. Border To Border Trail Ypsilanti completion – An update and discussion was held on B to B Trail segment construction in Ypsilanti with work still planned for new trail segments in 2013 and 2014. Bob Krzewinski brought forth a resolution from the Friends Of The Border To Border Trail (attachment 1) urging construction of a ½ mile off-road Trail gap along Grove Road. A motion was made by Kevin Hill, seconded by Laura Shiltz, to approve the resolution, passing unanimously. The resolution will be sent to the Planning Commission urging they endorse the resolution, sending it on to City Council for further action.
 - e. Huron/Hamilton road diets – No new updates.
 - f. Bike Friendly Community application - No new updates.
 - g. Hamilton/Michigan pedestrian crossing – On having additional “no turn on red” and “stop here” signs installed on Southbound Hamilton at Michigan, this request has been forwarded to the City Public Services Department for comment.
 - h. Snow removal – A discussion was held on snow removal during the past two snow storms with Pete Murdock indicating that the City is enforcing the sidewalk snow removal ordinance more vigorously, and City Council is reviewing the snow removal ordinance. Also discussed was the lack of publicity about snow removal requirements.
 - i. Other – Bob Krzewinski submitted for endorsement by the Committee a resolution (attachment 2) supporting snow removal from the Border To Border Trail from Ypsilanti to Ann Arbor. At the present time Eastern Michigan University, St. Joseph Mercy Hospital and the City of Ann Arbor are keeping the Trail plowed, but there are other gaps in plowing. A motion was made by Kevin Hill, seconded by Laura Shiltz, to approve the resolution, passing unanimously.
5. New Business
 - a. Planning Department update – No new updates.
 - b. 2013 Committee priorities – From a list of potential priorities a small number of items were discussed and also noted that the list had a number of projects actively being worked on (i.e. bicycle/walking map). Bob Krzewinski will send the list out by email for online discussion by Committee members.
 - c. Border To Border Trail signage – A third resolution was brought forth by Bob Krzewinski (attachment 3) urging that a “no turn on red” sign be re-installed at the traffic signal on northbound Hewitt at Huron River Drive for traffic turning right. This is a high-use road crossing area of the Border To Border Trail and it is very common for vehicle traffic making turns to not give way to pedestrians/bicyclists crossing, even when a pedestrian crossing signal is illuminated. A motion was made by Kevin Hill, seconded by Laura Shiltz, to approve the resolution, passing unanimously.
 - d. May Bike-Bus-Walk Week – A schedule of events from 2012 was discussed for a repeat in 2013, encouraging residents to try bicycling, walking or taking the bus once during May 12-18 in the hopes that they will take up those activity throughout the year. The Committee will be giving a “Basic Bicycling” talk that week in the downtown library.
 - e. Other – Bob Krzewinski gave an interview about the Committee to WEMU for a newscast. Also a request went out for help in creating online PDF City Adopt-A-Park/Street applications that could be emailed when completed.
6. Other Items – Announcements - None
7. Adjournment – A motion was made by Kevin Hill, seconded by Laura Shiltz, to adjourn the meeting, passing unanimously. The meeting was adjourned at 8:10pm. The next scheduled meeting of the Committee is Thursday, April 4, 7pm at the downtown library.

Attachment 1

Resolution - Border To Border Trail Link Gap – Grove Road In Ypsilanti

Source: Friends Of The Border To Border Trail

Whereas, the Washtenaw County Parks and Recreation Commission has done outstanding work in completing Border To Border Trail sections throughout Washtenaw County, and

Whereas, currently funding has been set aside for developing the Border To Border Trail from Riverside Park in Ypsilanti south to Grove Road, and

Whereas, funding has also been approved for the reconstruction of the Border To Border Trail on the south side of Grove Road in Ypsilanti Township, and

Whereas, a completed off-road Border To Border Trail between Ypsilanti Township and the City of Ypsilanti would be a tremendous recreational, and non-motorized asset to all of eastern Washtenaw County

Therefore Be It Resolved that the Washtenaw County Parks and Recreation Commission consider funding the construction of an approximate one-half mile Border To Border Trail segment along the west side of Grove Road from where the Trail will exit the Water Street development area south to the I-94/Grove Road overpass

Be It Further Resolved that it be encouraged that such a project be scheduled in conjunction with other Border To Border Trail construction projects in the Ypsilanti/Ypsilanti Township area so as to obtain cost savings.

Attachment 2

Resolution - Border To Border Trail Winter Snow Removal

Source: Friends Of The Border To Border Trail

Whereas, the cross-county Border To Border Trail is a tremendous community asset, being used not only for recreation, but also for non-motorized transportation, between major population areas, as well as educational institutions and medical facilities, in the County, and

Whereas, even in the winter, the Border To Border Trail sees significant use, a fact that should be encouraged keeping in mind call by health professional to increase physical exercise due to soaring obesity rates, and

Whereas, a goal of keeping the Border To Border Trail open and clear between Ypsilanti and Ann Arbor is realistic and obtainable especially since such entities as the City of Ann Arbor and Eastern Michigan University are already doing a first class job of removing snow from the Trail

Therefore Be It Resolved that the Washtenaw County Parks and Recreation Commission encourages the clearing of snow from the Border To Border Trail during the winter months and supports the efforts of the Friends Of The Border To Border Trail in this endeavor

Attachment 3

Resolution - Border To Border Trail – No Turn On Red Sign – Hewitt Road/Huron River Drive

Source: Friends Of The Border To Border Trail

Whereas, the Washtenaw County Parks and Recreation Commission sponsored Border To Border Trail, a non-motorized cross-county pathway, has a well used crossing of Huron River Drive at Hewitt Road in the Ypsilanti area, and

Whereas, it is very common for motorized traffic on northbound Hewitt Road making a right turn (eastbound) on Huron River Drive to conflict with pedestrians and bicyclists on the Trail crossing Huron River Drive, and

Whereas, a “No Turn On Red” sign, next to the traffic signal on northbound Hewitt Road at Huron River Drive would significantly increase the safety of non-motorized traffic on the Border To Border Trail crossing Huron River Drive, and

Whereas, a “No Turn On Red” sign used to be installed on next to the traffic signal on northbound Hewitt Road at Huron River Drive but was removed, and

Therefore Be It Resolved that it is highly recommended, for pedestrian and bicyclist safety, that the Washtenaw County Road Commission install a “No Turn On Red” sign, next to the traffic signal on northbound Hewitt Road at Huron River Drive