

**PLANNING COMMISSION
MEETING MINUTES
January 15, 2014
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, A. Bedogne, M. Bullard, H. Jugenitz, Brett Lenart, G. Clark, C. Zuellig, P. Hollifield

Absent: R. Murphy (excused)

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

Commissioner Clark moved to reverse items 6 and 7 on the agenda (Support: P. Hollifield) and the motion carried unanimously.

III. APPROVAL OF MINUTES – December 18, 2013

Commissioner Clark moved to approve the minutes of December 18, 2013 (Support: C. Zuellig) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

1. Parkridge Homes

Ms. Gillotti stated that this is a request for Special Use Permit and Site Plan approval for demolition of 80 units and redevelopment of 86 units of rental housing.

She added that the Housing Commission is pursuing a new program through Housing and Urban Development Department's Rental Assistance Demonstration (RAD) project that would result in the demolition of the former Parkridge Public Housing replacing it with newly constructed family rental housing that was put out by HUD. It allows the Housing Commission to change the whole style of providing affordable housing in Ypsilanti. It would take the property out of public ownership into a public/private partnership and at that time, would be able to seek investment in the form of low-income tax credits. HUD would create project based vouchers that would stay with the site guaranteeing rent for the project giving them a steady income allowing them to handle some of the investment.

She noted that there are representatives in attendance from Chesapeake Partners, who also handle Hamilton Crossing as well as Zach Fosler, Director of Housing Commission. City Council must agree to transfer the property, which is one of two approvals that are required. This is also contingent on a lot split to limit the project area and the change in ownership.

Ms. Gillotti reviewed all of the special use criteria noting that there were no items that needed to be addressed. She also reviewed the requirements, signage, lighting, and landscaping, all of which will have to be included in future plans.

Commissioner Lenart moved to open the public portion of the hearing (Support: G. Clark) and the motion carried unanimously.

Eric Maring and Greg Hoogeland, Architects, Hooker / DeJong, Inc. were in attendance to represent the applicant.

Mr. Maring stated that part of the funding for this is a low income housing tax credit thru MSHDA and part of that is local approval. They have been working with the community and the city pretty aggressively to come up with a design. They are aware that there is some missing information to be provided and they do have a civil engineer who is engaged in the project. The application is due February 14, 2014.

Mr. Hoogeland reviewed the architectural drawings stating that the existing buildings are block in nature, somewhat institutional, facing inwards rather than facing the streets; they are planning a design that is oriented more toward the street as a response to residents who are concerned about safety. He detailed the types of proposed homes, which have the appearance of a traditional neighborhood with several different styles of buildings with front porches. They are proposing improved landscaping features and playground features as well as a clubhouse and community garden. He reviewed the different styles of homes, 2 bedrooms, 3 bedrooms and 4-plexes each with one bedroom. They will comply with all signage requirements.

A number of questions and concerns were asked by various board members, referring to parking, types of materials to be used, mailboxes, water meters, size of community center, location of management office, stormwater, location of bike parking, and duration of financing. All of their questions and concerns were responded to in detail by the architects, Vickie Vaughan from Chesapeake and Zach Fosler from the Ypsilanti Housing Commission.

Beverly Washington James – asked if the properties would have basements, to which the response was in the negative. She had a number of questions on the property lines/height of proposed fence, since her property abuts the southern edge of the proposed project and has encountered water problems from the current buildings on to her property.

Paul Schreiber, 922 Pleasant, is a former Housing Commissioner and currently the Mayor. It is his opinion that this private/public investment is the best thing for potential residents and the neighbors. It is also his opinion that the developer is top notch and totally supports this project.

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

Commissioner Zuellig was concerned about the number of conditions – has no problem with the permit, however, had questions on the detention space, lack of landscape plan, building materials, etc. Commissioner Lenart agreed with Commissioner Zuellig on the number of conditions, but feels that this is a unique situation with timing issues involved. Commissioner Clark concurred with Lenart. Commissioner Bullard also stated his concerns and wondered if it could be delayed to February 12, two days prior to when the application is due.

After further discussion on all of their concerns, Commissioner Bedogne moved to approve the Special Use Permit for the Redevelopment Parkridge Homes at 601 Armstrong with the following findings and conditions:

Findings:

1. The application is substantially in compliance with Sec 122-165(b)
2. This is furthering affordable housing in the community via a public/private partnership between the Ypsilanti Housing Commission and the City of Ypsilanti.

Conditions:

1. Special Use approval shall be subject to approval of site plan.

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

Commissioner Lenart moved to approve the Site Plan for the Parkridge Homes at 601 Armstrong with the following findings, waivers, and conditions:

Findings:

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

Waivers:

1. For up to a 20% reduction in the required parking, due to site dimensional constraints resulting in between 138 and 168 spaces.
2. In-ground irrigation.
3. Provide 18' deep parking spaces with appropriate curb or parking block.

Conditions: Revised plan be provided to City Planner that satisfactory provides the following:

1. Revised lot area and all related calculations on cover sheet to reflect the surveyed area of 7.39 acres (west of Armstrong) rather than entire parcel area.
2. Clarify legal description and apply for lot split.
3. Add building heights to elevations for each building type.
4. Add all elevations for building types.
5. Update site plan with any signage elevations, including dimensions.
6. 4-plex parking cannot include two stacked spaces. Reconfigure.
7. Remove three parking spaces in SE corner of the site (off Armstrong Drive) as well as three spaces at the SW corner of First Avenue.
8. Applicant to consider adding bicycle parking.
9. Applicant to provide pedestrian crosswalk signage, pavement markings, and appropriate signage for proposed traffic circle.
10. Existing and proposed calculations shall be provided for the net increase/decrease of impervious surface.
11. The applicant shall demonstrate the largest anticipated emergency vehicle can navigate the traffic circle and modify as necessary to meet requirements.
12. Any alterations to the street network or building lay-out shall require resubmission.
13. All items from the engineering letter dated January 10, 2014. Engineering plans shall ensure that stormwater does not rely on adjacent properties for drainage.
14. Lighting plan to be submitted subject to administrative approval.
15. Provide full landscaping plan subject to administrative approval in accordance with zoning ordinance including:
 - a. Foundation landscaping for community building and townhome and 4-plex units
 - b. Parking lot trees in and around parking areas.
16. Provide bump-outs or aisle caps for parallel parking on Armstrong Drive.
17. Provide dimensions/detail for southerly fence and dumpster enclosures and recommend that the fence be a minimum 6' privacy screen
18. Add street trees along First Avenue and Harriet Streets as part of landscaping plan.
19. Extend driveway to provide parking spaces for all units outside of required front yard setback.
20. Consider public dedication of Armstrong Drive as well as easement to Brook.
21. Specify all building materials with elevations for administrative approval.
22. All parking areas shall be paved in accordance with City standards.
23. All main entries will be via a sidewalk.

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

VI. NEW BUSINESS

1. 517-521 Tyler – National Storage Expansion

Ms. Wessler stated that this is a request for site plan approval for one additional storage building of 3,000 square feet on an existing paved area. It is one of existing 13 buildings on this site. Primarily, the waivers are for landscaping as the site is below grade. Staff recommended approval with waivers and the condition that the applicant note height of building on plans.

Daniel Pogoda, was in attendance to represent his father who is the owner of the project. He stated that the proposed building was similar to the existing buildings.

Commissioner Jugenitz moved to approve the site plan for the National Storage Center expansion at 517-521 Tyler Road with the following findings, waivers and conditions:

Findings:

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

Waivers:

1. To accept proposed screening between land uses, with the finding that the benefit intended to be secured by Sec 122-703 will exist with the proposed landscaping or screening.
2. To accept proposed foundation landscaping, with the finding that the benefit intended to be secured by Sec 122-706 will exist with the proposed landscaping or screening.
3. To accept proposed off-street parking landscaping, with the finding that the benefit intended to be secured by Sec 122-704 will exist with less than the required landscaping or screening.
4. To omit in-ground irrigation, with the finding that the benefit intended to be secured by Sec 122-712 will exist due to the well established nature of the existing landscaping.

Conditions:

1. Applicant to note on the site plan the height of the proposed building.

Commission Clark supported the motion and it carried unanimously.

VII. OLD BUSINESS

1. Water Street Update

Ms. Gillotti stated that council approved the infrastructure for the 4-story, 70 unit proposed project on affordable housing. A letter of intent will be coming before city council on Tuesday, January 22nd.

Commissioner Zuellig asked if there was any update on the ability to share parking that she had brought up in a previous meeting during the discussion of the Recreation Development. Ms. Gillotti responded that staff did not have a resolution on it but they are looking at all options of shared parking.

Ms. Gillotti stated that staff is hoping to close on the Family Dollar in March or April with building to start soon after.

2. Zoning Ordinance Update

Ms. Gillotti stated that she hopes to have the first draft in a week and hopefully have the commission members look at the preliminary next month.

VIII. COMMITTEE REPORTS

1. Non-Motorized Committee

The minutes were not included in the report but will be included in next month's meeting.

2. Annual Report Committee – next month.

VII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Zoning draft

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 9:40 p.m.