PLANNING COMMISSION
MEETING MINUTES
September 17, 2014
CITY COUNCIL CHAMBER
7:00 P.M.

I. CALL TO ORDER

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

II. ROLL CALL

Present: R. Johnson, H. Jugenitz, P. Hollifield, N. Sandberg, A. Bedogne, S. Straley

Absent: C. Zuellig (excused)

Staff: Teresa Gillotti, Community Development Director
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Approval of minutes moved to October meeting.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

Chairman Johnson stated that while this is not a normal public hearing, he would allow anyone in the audience the opportunity to make comments after the presentation. There will be a formal and official public hearing on the upcoming ordinance at a later date, at which time; residents will have an opportunity to comment. After the public hearing, the Planning Commission will make a recommendation to City Council. Posters have been located in the hallway on the various focus presentations that will held in the neighborhoods.

VI. NEW BUSINESS

None

VII. OLD BUSINESS

1. Zoning Ordinance Presentation

Chairman Johnson stated staff has done a revision of previous drafts and will present a copy of the draft map and draft text with major changes.

Teresa Gillotti, Planning Department, noted that she plans to go through the review of Shape Ypsi, which is the Master Plan process that was done last year. Staff is now going through the zoning; a key tool for implementing the Master Plan, which will show how it could affect the average resident in the City of Ypsilanti and potential business owners, making the process more customer-friendly.

Staff originally started out in January 2013 by doing charettes, focus groups and interviews to get input from the community, as well as doing walking tours of residential areas and business districts downtown. Staff completed a draft with comments of the Master Plan for review and then the City was able to adopt the Master Plan in October of last year. Afterwards, staff started on the zoning ordinance, which is a pretty intense ordinance with many things to consider, ensuring that we are doing it right. Staff is doing a combination of a traditional zoning ordinance and also a form-based ordinance, taking time to present it clearly to the public.

When staff did the Master Plan, they came up with guiding values and three were loud and clear; Safety, Diversity and Sustainability;

- Safety comes first,
- Diversity encompasses many things – businesses, houses, people, ages, incomes
- Sustainability - environmentally, fiscally as a city, access to jobs

Communication is also very important to informing residents; what is going on in the City of Ypsilanti and how we let people know what is going on.

Ms. Gillotti explained what zoning is and how it affects the city, giving detailed examples. The current zoning ordinance is use-based, whereas the proposed ordinance is form-based, which will create a more coherent regulatory system to create a safe, diverse, and sustainable city. In the current zoning ordinance, there are 26 districts and 4 overlay districts and in the proposed ordinance there are only 12 districts. She also reviewed each of the districts – detailing layout on various properties, types of buildings that can be utilized, current uses versus proposed uses for new zoning.

Chairman Johnson complimented Ms. Gillotti on an excellent presentation. There were various comments and questions by board members on number of floors allowed in commercial, adult regulated uses, future development for residential and commercial, etc.

Ms. Gillotti concluded by noting that she had attended the Heritage Park Neighborhood Association on the South Side the previous Saturday and gave a 45 minute presentation on the proposed zoning ordinance, following up with a question and answer period, focusing on their particular neighborhood. She plans to continue by holding presentations in other neighborhoods and listed the proposed dates, times and locations of each meeting. She also hopes to get a letter out to people to notify residents who will have significant changes She asked the Planning Commission to schedule two meetings in October, the regular meeting on

the 15th and a special meeting on the 22nd to ensure that the zoning ordinance is finalized to go forward to City Council to hopefully be approved at first reading in November.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Zoning Ordinance
2. Street/alley vacations.

IX. ADJOURNMENT

Commissioner Hollifield moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried. The meeting adjourned at 9:10 p.m.