

1. Agenda

Documents: [2015-04_AGENDA .PDF](#)

2. Packet

Documents: [2015-04_PACKET .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, April 15, 2015 – 6:30 P.M.

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Cheryl Zuellig, Vice Chair	P	A
Anthony Bedogne	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Nicki Sandberg	P	A
Scott Straley	P	A

III. Approval of Minutes

- March 18th , 2015

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Presentations and Public Hearing Items

- EMU Class Presentations
- Special Use Permit: 711-741 Towner (GP)
- Zoning Amendment: Administrative Hearings Bureau (BW)

VI. New Business

- Special Use Permit Revocation: process, information only (BW)

VII.

VIII. Old Business

- Annual report

IX. Future Business Discussion / Updates

X. Committee Reports

- Non-motorized Committee (annual report, minutes)

XI. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
March 18, 2015
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

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

II. ROLL CALL

Present: C. Zuellig, A. Bedogne, P. Hollifield, H. Jugenitz, S. Straley

Absent: R. Johnson (excused) N. Sandberg (excused)

Staff: Bonnie Wessler, Acting Planner II
Nan Schuette, Executive Secretary
Gino Piccirilli, Planning Intern

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of February 18, 2015 as read (Support: S. Straley) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

Commissioner Hollifield moved to open the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

1. Planned Unit Development – Water Street Flats

Bonnie Wessler, Planner II, presented her staff report, stating that this is a request for site plan approval and rezoning to PUD for the project formerly named Water Street Flats now changed to River Walk Commons, 300 S. River Street. The applicant is proposing to construct a four story apartment building, containing 80 units, on a 74,069 acre lot, with associated parking, landscaping and other site improvements. The applicant is also proposing to construct South River Street, a portion of Park, a portion of Gilbert, and a portion of Lincoln Street and associated right-of-way improvements, to be dedicated to the City at the completion of the project, also including the utilities.

Staff has reviewed the application and finds that it is substantially in compliance with the zoning regulations; the majority of the conditions, about 20, are largely engineering problems that can be worked out in the plan review stage. Two items she wished to bring to the attention of the board are lack of a frontage shown on River with no public entrance shown on River. In conversation since this review, the applicant talked about providing an entrance on the southwest corner of the building at the intersection of River and Gilbert. Also on the plans they did not show the extension on South Street from Lincoln to connect to Park to the east but they have also agreed that they will be providing that. Those are the two biggest pieces.

Only six exceptions are being requested from the zoning ordinance. Ms. Wessler is recommending that we add another exception for the entire north side setback to give them more flexibility with that entrance.

Mike Rodriguez, Developer with Herman & Kittle Properties – stated that they are currently in contract with the City to purchase the property, develop the site, and once the building and infrastructure is complete, deed back the streets to the city. As requested by City Council, they did change the name of the proposed project from Water Street Flats to Riverwalk Commons. They do intend to extend South Street all the way to Park – this was an oversight by him to include on the plans. Regarding the main entrance off River on the southwest corner, they will work on that and put a substantial entrance there. He added that their civil engineers are also in attendance to answer any questions.

Vice-Chair Zuellig recommended that the board go through the Site Plan Criteria and Review step-by-step. Ms. Wessler began with the items to be addressed:

Requirements:

Ms. Wessler stated that the maximum lot width in the new ordinance is 300'. The frontage build-out is 89% and that is in excess of our threshold by 9% -- it is staff's opinion that 89% is acceptable in our center zone. This percentage may increase with the addition of a frontage. We will revisit this in our conditions.

Building Location Site Arrangement:

No items to be addressed.

No sign plan has been included at this time.

Site Access, Traffic and Parking:

No circulation plan was provided – an exception was requested due to lack of other development at this time. No marked crosswalks within parking lot or across driveways. The applicant is to provide. They need to increase the total parking and parking bay & maneuvering aisle width from 58' to 62'. They need to widen maneuvering 4' to meet standards. Currently sidewalks shown along one side of street only and shall be constructed along both sides of streets. Ms. Wessler will check the purchase agreement on this issue.

Damon Garrett, Civil Engineer, Metro Consulting, 45345 Five mile Road, Plymouth - stated that he is not opposed to 62'.

Marcus McNamara, OHM Engineering – keep striping, and wider aisle is no problem.

Vice-Chair Zuellig would like to add a sidewalk to connect to the new Border-to-Border trail. Commissioner Bedogne added that no crosswalk was recommended and asked if there is any disadvantage to that. Ms. Wessler stated that this will be a condition. Commissioner Jugenitz asked if the change of plans influence landscaping. Commissioner Zuellig referred to the parking – that they need 95 spaces minimum; however, staff says 120 plus 8 additional. Ms. Wessler explained how the parking was calculated. She added that we should go with the 95 minimum on site allowing 20% reduction and 4 space reductions under the PUD. Commissioner Zuellig asked about covered bike spaces and Mr. Rodriguez responded that they have 8 bike hoops. They also have 18 storage units that can be rented that would be easily accessible but they could cover the bike hoops.

A motion was made by Commissioner Jugenitz to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Street Design:

Ms. Wessler stated that street cross sections are the same for A & B streets. Sidewalks would be 6' in width with buffered parking lane, 11' travel lane with 66' ROW. "A" streets (Gilbert and River) would be paved with planters, benches and "B" streets on South/Lincoln would be greener. Streetlights are shown on street side – they need to talk to DTE about lighting.

Screening:

The lighting would be .5' above ft. candle at the lot line – staff would like to see a photometric. The refuse containers would be 8' tall. Mr. Rodriguez added that they could plan to have an additional dumpster, possibly behind the garages, from Lincoln to entrance to parking lot.

Street Trees:

Ms. Wessler added that there are spacing requirements for trees so that streetlights and trees don't interfere with each other. Commissioner Zuellig stated that on South Street there are shrubs, which in her opinion is not working as screening. She would like to consider installing a knee wall instead of landscaping.

Tammi Creason, Herman & Kittle, added that it was her opinion that they could come up a compromise on the knee wall.

Ms. Wessler stated that staff is working with YCUA for utilities, Department of Public Services for Engineering and our Master Plan requirements. She added that the Development Agreement Requirements will be met and staff recommended approval with all the conditions and exceptions that are laid out.

Commissioner Jugenitz moved that the Planning Commission conditionally recommend to City Council approval of the Planned Unit Development Plan and rezoning to Planned Unit Development for Riverwalk Commons at 300 S. River with the following waivers, findings, exceptions and conditions:

Waiver:

1. A 20% parking discount will be granted from the 95 required spaces used, due to size of the parcel and density of the proposed use.

Findings:

1. The proposed development is consistent with the Planned Unit Development concept of providing zoning flexibility in return for material community benefit.
2. The infrastructure proposed has a significant positive impact upon the Water Street Redevelopment Area.
3. The proposed development will be consistent with all surrounding uses.
4. The proposed development will not have an adverse impact on traffic or other public services and infrastructure.
5. The proposed development meets several Master Plan goals for the City and for the Water Street Redevelopment area.

Exceptions:

1. Lot width exceeds maximum by 22'. Exception requested.
2. The building encroaches into side yard setback, leaving approximately 1' to the south and zero feet to the north. Exception requested.
3. Frontage build-out exceeds maximum by 9%. Exception requested.
4. No circulation plan provided. Exception requested due to lack of other development at this time.
5. Exception requested for street tree dimensional requirements, other than distance from streetlights, due to site considerations.

Conditions:

1. No main entrance shown. Applicant will show main entrance on the corner of River and Gilbert Street.
2. No sign plan provided. The applicant is to provide at time of sign permit application.
3. No marked crosswalks within parking lot or across driveways. The applicant is to provide.
4. Applicant will increase the total parking bay and maneuvering aisle width from 58' to 62'.
5. Sidewalks shown along one side of streets only. Sidewalks shall be constructed along both sides of streets.
6. The site grading shall be revised to accommodate the extension of South Street and the future extension of Lincoln and Gilbert Street.
7. The first flush volume must be treated prior to discharge from the site. Off-site detention will not be required.

8. The domestic water service will require review and approval from YCUA.
9. A dedicated fire protection line and FDC shall be provided that meets the requirements of the Fire Department.
10. The sidewalk perpendicular to parking shall be a minimum of 7' wide.
11. A circulation plan shall be provided that shows the site can accommodate refuse vehicle movements.
12. The proposed road geometry shall be in accordance with that provided by the City Engineer.
13. The full right-of-way shall be developed for all proposed streets. This includes parking bays and sidewalks on both sides of the street.
14. Dead end intersections shall be continued to the spring point in the terminus direction.
15. The proposed utility sizes do not coincide with the utility master plan. The City/YCUA will provide additional information during the engineering plan review phase on required public utility sizing. YCUA review and approval will be required for all proposed water main and sanitary sewer.
16. River Street shall be three lanes from Michigan Avenue 250 feet south. A 75 foot taper is required to transition back to the two lane section.
17. South Street shall continue to the connection at Park Street.
18. Water Street shall be relabeled as "Gilbert Street".
19. Lighting: >0.5 fc shown at lot line, applicant will show photometric both with and without streetlights to ensure adequate coverage.
20. Masonry rubbish enclosure is 8' tall; note on the site plan that dumpster shall not exceed 7' in height.
21. Applicant will provide a 30" knee wall in lieu of shrubs along South Street screening parking spaces from the public right-of-way between parking lot and dumpster enclosure.
22. Provide cover for 16 bike parking spaces shown. Provide alternative vehicle or bicycle parking spaces to satisfy the requirements of Sec. 122-837(6).
23. Applicant will provide a minimum of two containers for refuse.
24. Applicant will provide a mix of species that are more diverse and ensure that the trees planted on River and Gilbert is of similar form and size.

The motion was supported by Commissioner Bedogne. A roll call vote was taken and carried unanimously 5:0.

2. Nonconforming use ordinance revision

Commissioner Hollifield moved to open the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Zach Fosler, Exec. Director, Ypsilanti Housing Commission – he stated that the proposed update is very critical to the YHC's mission of promoting quality affordable housing for their residents, and most directly for the Strong Housing Project involving the substantial renovation of 112 units of existing deteriorating housing, including Paradise Manor, Hollow Creek, Towner Apartments and other lower density quads and duplexes scattered over 12 locations throughout the city. The Strong Future Project has been stalled due to threats imposed by current language in the City's Zoning Ordinance, which prohibits the continuation of legal non-conforming uses and the rebuilding of legal non-conform buildings, which may be

damaged or destroyed in the future. The update to the Zoning Ordinance is critically important for the Strong Future Project because the project is financed with low income housing tax credits, which are awarded on the continuation of the number of rentable units. Tax credits require that each of the units remain available as affordable housing for the fifteen year compliance period.

The Ypsilanti Housing Commission encourages the Planning Commission to approve a modification to the City's existing zoning ordinance to implement a process to allow for the special designation of certain existing residential non-conforming uses and structures that would allow them to be rebuilt and continued for the same use provided other conditions and safeguards are satisfied to protect surrounding conforming uses and to have that special designation determined upfront similar to a special use permit.

Mr. Fosler added that he applauded the Planning Department for recognizing and responding to this administrative roadblock by proposing the changes to the zoning ordinance.

Copy of Mr. Fosler's presentation was included for the record.

Commissioner Jugenitz moved to close the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Ms. Wessler stated that during the Master Planning public input process and the zoning ordinance input process, staff heard from residents who were not unwilling to allow nonconforming multifamily uses in lower-density/lower-intensity zoning districts (such as a three apartment in a single family residential area), but who were not pleased with the prospect of new multifamily uses and were also concerned with the potential loss of the investment these multifamily uses represented. At the time, staff was unable to find a way to allow these uses to continue, without allowing new uses as well. Staff, with our consultants, has found a possible solution in Trenton's zoning ordinance; a special category for certain types of nonconforming uses, called "nonconforming A."

Trenton has a 2 tier system, nonconforming A and nonconforming B. Designation A is a special status that allows one to apply for that designation and if approved, it would allow rebuild rights. Designation A calls for a sketch plan; similar to a site plan. If the building was destroyed it would be allowed to be re-built. Under our current ordinance, that would not be allowed.

Class B non-conforming structures – do not have special designation, and would be treated as our zoning ordinance currently treats nonconformities. During our zoning charrettes the way it was worded people would have 18 months to rebuild these non-conforming structures after they had been destroyed, and staff is asking PC to confirm that clause again tonight.

Higher-density multifamily uses in lower-density residential districts would be eligible to apply for A. The process would be similar to a special use process, requiring public noticing and certain findings of fact; the status could run with the land. Ms. Wessler is asking Planning Commission to review the draft ordinance and recommend changes as needed in particular with regard to Sec 122-207(c)(4). She attached a draft of the ordinance as well as the current ordinance for their review and explained in detail the differences. There is a lot of difficulty to

get financing for non-conforming and this would be a mechanism to come to the Planning Commission to resolve that issue. Commissioner Zuellig asked Ms. Wessler to present a hypothetical case as an example for further clarification, which she did.

After much discussion on the subject, Commissioner Jugenitz moved that the Planning Commission approve Article VI, Non-Conforming Uses, Buildings, Structures or Lots with the following modifications:

1. Addition of CN-SF district to the list of eligible districts
2. Addition of revocation clause
3. Include conformance to the property maintenance code as prerequisite of approval
4. Addition of "odor" as a criteria in Sec 122-209
5. Note to staff to confirm Planning Commission's approval of the 18 month timeline for repairing any damage or rebuilding a nonconforming structure

The motion was supported by A. Bedogne. A roll call vote was taken and carried unanimously 5-0.

VI. NEW BUSINESS

1. Capital Improvements Review – Water Street Infrastructure

Ms. Wessler stated that this is just confirmation from the Planning Commission on the A & B Streets – the sections and intersections and no parking sections. Ms. Wessler stated that this was briefly covered during the Herman & Kittle review.

Ms. Wessler added that staff is looking for general approval. After further discussion by board members including comments from our engineer, Marcus McNamara, OHM, Ms. Wessler stated that what she is hearing from the board is the general approval with the addition of more information about specific treatment of the streets, including bio swales and/or rain gardens at the intersections, addition of the trees and/or street lights to underscore that we do want these here, the special treatment along the cross section of Gilbert Street affecting the Linear Park, and to provide lighting banners.

No further comments were added by the board members.

2. Engineering Standards (OHM)

Marcus McNamara, Engineer, OHM – stated that typically the Engineering Design Standards and Site Development Procedures Manual would be something that would be recommended to City Council by the Planning Commission. Mr. McNamara continued by adding that the advantage of the document is to provide clarity to developers so they can understand the process, level of engineering that is required, procedures to ensure stormwater requirements, etc. design checklist and reference of materials that are most commonly required, grading certification, etc.

He added that they do these standards for many other communities. It does not get into specifics of the Master Plan of the city, but is used more for the Planning

Commission to determine that it meets all the other criteria, and that this is the way it has to be built.

Commissioner Jugenitz referred to the General Plan Requirements and asked about the possibility of a checklist. She asked if there was another document that lays out these requirements. Mr. McNamara responded that they have had a separate engineering checklist in the past, but that got cumbersome and caused confusion on the part of the applicant as to which part of the process they were in and they would end up putting in too much/not enough detail. He could highlight the section that shows more general information. Mr. McNamara asked that the board members get together with Ms. Wessler to see about something specific but he has seen in the past that this could work both ways, for and against, since depending on the site, someone can end up doing more than is actually required.

Commissioner Zuellig stated that she would like to see included a cross reference of pervious paving – by adding comments or additional information to reference the most current information that is out there. Mr. McNamara does not recommend writing a standard that is more specific than is necessary since it is constantly being revised. He would suggest adding information where they can reference the most current technology out there including but not limited to grass pavers, concrete pavers, etc.

Commissioner Bedogne moved that Planning Commission recommend to City Council engineering standards as presented at the March 18, 2015 meeting, with the additional recommendation and improvements recorded by staff during Planning Commission's discussion and recommend City Council's adoption (Support: H. Jugenitz). A roll call vote was taken and the motion carried unanimously 5:0.

VII. OLD BUSINESS

1. Angled Lot Line memo

Ms. Wessler stated that at the February Planning Commission meeting, discussion was held about how to address sites with a front lot line that is not perpendicular to its side lot lines. The question being whether buildings would be required to follow the angle of the front lot line, with related questions about how that would impact frontage build-out as well as front and side setbacks. The memo was included in the packet and will be on file and distributed to new Planning Commission members for their review.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Another text amendment on blight
2. Special Use for Towner Street
3. Capital Improvement Plan
4. Student Presentation
5. April meeting reminder: Next month's meeting will be begin at 6:30 p.m. instead of the regularly scheduled time of 7:00 p.m.
6. Annual Report Update: Ms. Wessler stated that the annual report will be included in the April meeting.

IX. COMMITTEE REPORTS

Non-Motorized Committee: The meeting minutes will be included in the April meeting.

X. ADJOURNMENT

Since there was no further business, Commissioner Jugenitz moved to adjourn the meeting (Support: P. Hollifield). The meeting adjourned at 10:50 p.m.

DRAFT



City of Ypsilanti
Community & Economic Development Department

March 25th, 2015

**Staff Review of Special Use Application
Strong Housing
711-741 Towner Street**

GENERAL INFORMATION

Applicant: Strong Future LDHA LP
601 Armstrong Drive
Ypsilanti MI 48197

Project: Strong Housing

Application Date: March 10th 2015

Location: Between Prospect and Ecorse, North on Towner

Zoning: NC Neighborhood Corridor

Action Requested: Approval

Staff Recommendation: Approval with conditions

PROJECT AND SITE DESCRIPTION

The applicant is to rehabilitate an existing multifamily housing site with a total of twenty-six units. Currently the 16 unit building is a legal non-conforming use. The building on the East of the site will be labeled as the East building; while the buildings on the West we will refer to as the "West" buildings. As you can see in the photo below the West site on the parcel has 3 buildings and has a small courtyard in the middle. The East site has a "U" shaped building and has a straight sidewalk that branches off into different apartment entrances.

The site requires a Special Use Permit in order to ensure that the units on the East site can be rebuilt. The East site is non-conforming due to 16 units in one building. Under the old ordinance it was zoned as R-C (Residential-Commercial) and was a special use plan. The special use plan must be granted to the entire site.

A sketch plan level of the redevelopment must be included, also the East and West site are divided for review since because of the distract configuration. After the redevelopment the three buildings containing 10 units will now contain 7. This site zone is in the (NC) Neighborhood Corridor and the Parcel size is 45,738 sf.

Figure 1: Site Overview



Figure 2: Subject Site Location

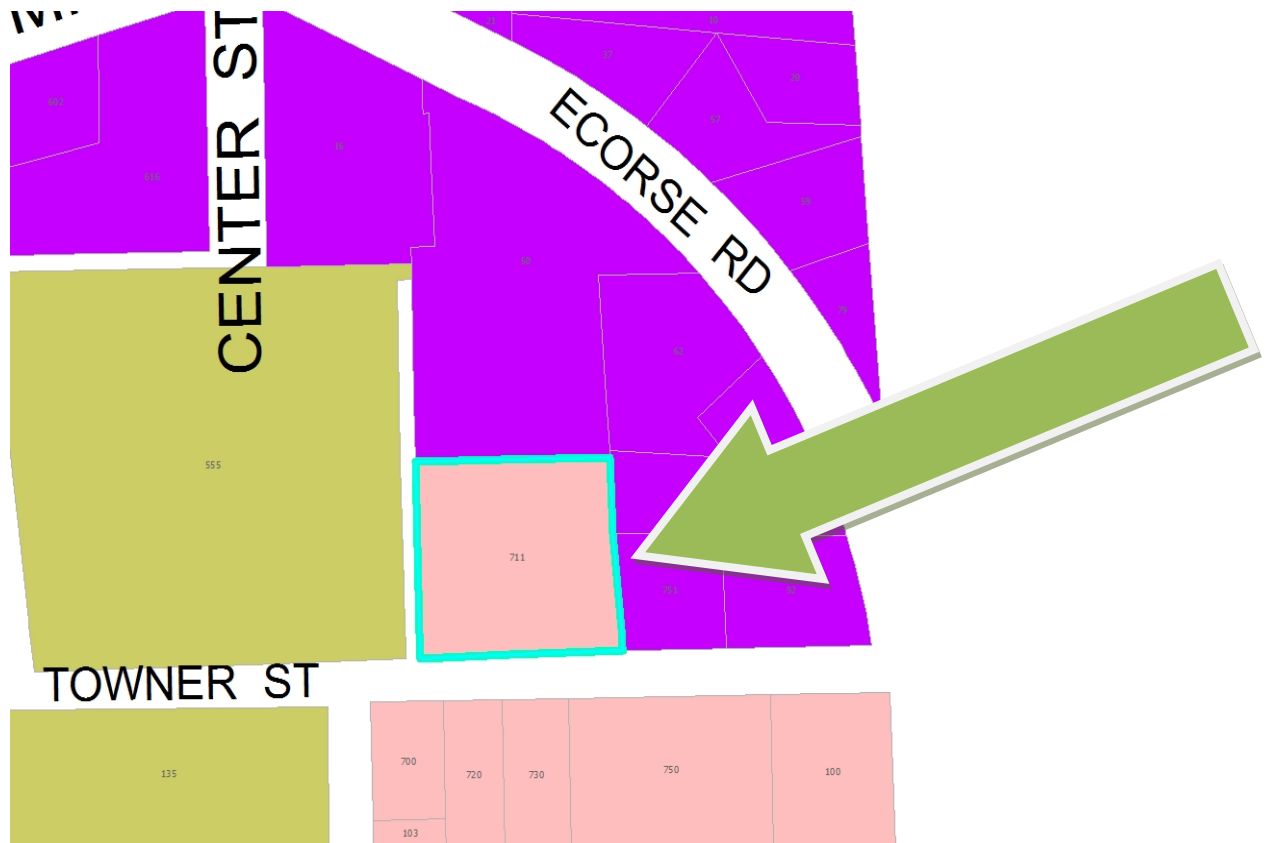


Figure 3: 2010 Aerial Photo including parcels

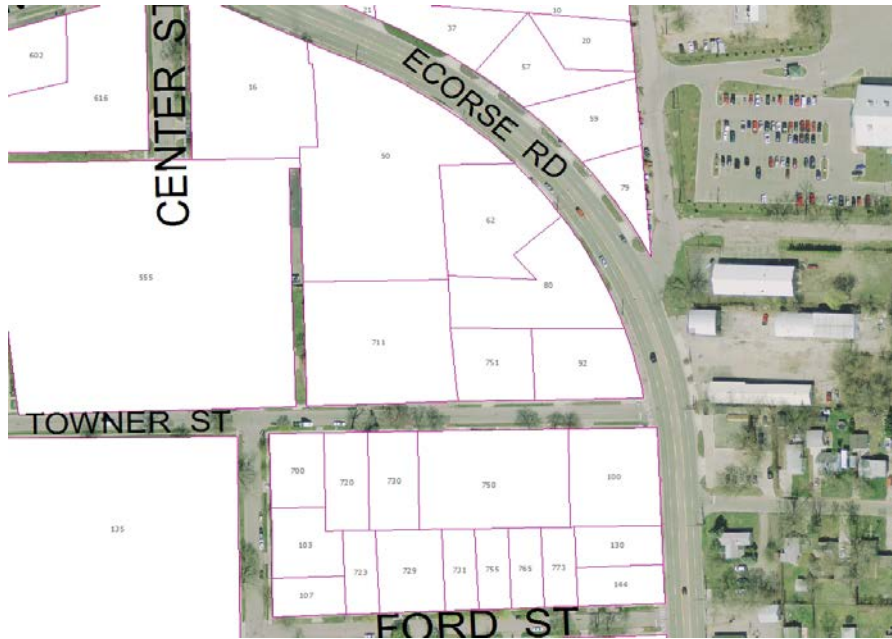


Figure 4: Site Aerial with zoom



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Commercial Strip	GC- General Corridor
EAST	Single-family homes and Idle Hour	GC- General Corridor
SOUTH	Mixed residential	NC- Neighborhood Corridor
WEST	Towner offices	HHS- Health and Human Services

SPECIAL USE: CRITERIA AND REVIEW

§122-165(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan review standards (section 122-128) and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered.*

COMMENTS: The goal of this project meets the criteria of the ones found on the special use and review standards found in 122-165 on the city of Ypsilanti's ordinance. The buildings on site are compatible to the surrounding buildings in the area. The site is located near a bus route and has easy transportation for all the resident's needs. This does go along with the Master Plan as making Ypsilanti a home for everyone.

- (2) *The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare, shall be considered.*

COMMENTS: No impacts

- (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: All buildings on the site will be around the same height and will be consistent with the remaining structures nearby.

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

COMMENTS: This was already an existing housing unit and has no known issues with traffic flow.

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

COMMENTS: The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.

Items to be addressed: None

SITE PLAN: CRITERIA AND REVIEW

§122-128

STANDING

§122-128(1)

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

REQUIREMENTS

§122-128(2)

None of the physical dimensions are being changed; this is a redevelopment of the existing building.

Figure 6: East and West Buildings

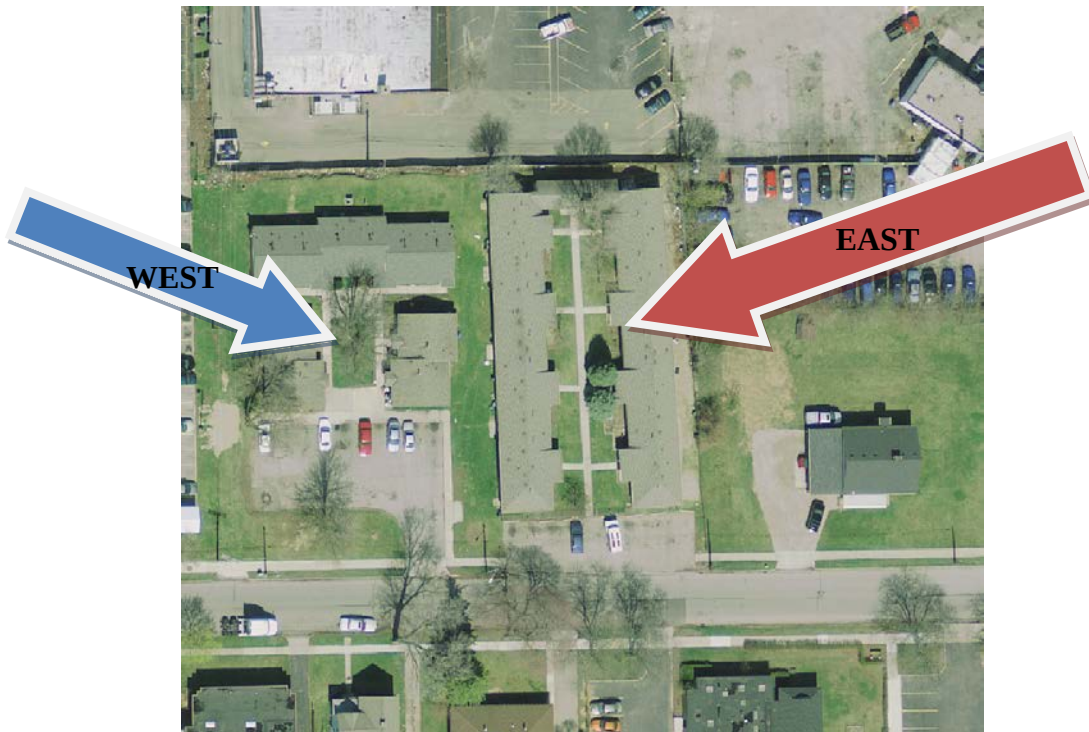


Figure 7: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS West	EXISTING CONDITIONS East
NC: BUILDING TYPE §122-274	Determined by lot size		Courtyard apartments	Courtyard apartments
LOT REQUIREMENTS				
Width ft	Min 50	Max 300	North 111.7' South 111.7'	North 111.7' South 122.57'
Depth ft	Min 100	Max 300	197.43'	198'
Area sf	Min 7500	Max 90,000	5,145 sf	8,015 sf

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS West	EXISTING CONDITIONS East
Coverage %	Min -	Max 60%	70 %	75 %
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 10	Max 20	76.13'	23.93'
Side setback ft	Min 0	Max 10	4.42'	12.83'
Rear setback ft	Min 10	Max -	25.43'	8.19'
Frontage buildout %	Min 50	Max 75%	75%	70%
Height stories	Min 1	Max 1	1	1
PARKING PROVISIONS	Location: Front		Existing non-conforming	Existing non-conforming
PRIVATE FRONTAGES	Permitted: Forecourt			
Width	Min 12	Max --	32.60'	39.59'
Depth	Min 12	Max 50	4.25'	153'
Interface zone	Landscape with path (6' wide min) from the sidewalk		Existing Non-conforming	Existing Non-conforming

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS West	EXISTING CONDITIONS East
§122-794 USE-SPECIFIC	-Access does not traverse through R1, CN-SF or CN-Mid -Access drives, parking areas, and maneuvering lanes must be located to minimize their conflict with buildings and vehicles -Parking spaces must be located in close proximity to the building. No parking space must be located further than three hundred (300) feet from the nearest entrance to the building. -All dwelling units must be readily accessible by fire and emergency vehicles. Emergency vehicle turn-around areas must be provided where there is no driveway outlet. -All parking areas, building entrances, and sidewalks must be illuminated for safety and security.	-Does not -Access walk needs to be 5' wide - Provided, met - waiting for fire marshal approval - 3 light poles noted, need more information to show conformance for §122-641.	-Does not -No access walk from sidewalk, provide sidewalk -Provided, met -waiting for fire marshal approval - Did not show any lighting on site. Need more information to show conformance for §122-641.

Items to be Addressed:

Needs to show light plan on the sidewalks and also total height of buildings

BUILDING LOCATION AND SITE ARRANGEMENT

§122-128(3)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The buildings on site have courtyards that face Towner Street and individual units face into the courtyards on both East and West sites.

Items to be Addressed: None

SITE ACCESS, TRAFFIC, AND PARKING**§122-128(4)**

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

The site can be accessed directly from Towner Street which connects with Ecorse and South Prospect Road. There is no direct pedestrian access from Towner to the East building and the pedestrian access on the West building is too narrow and doesn't meet the ADA measurement of 5'. The East parking backs directly into Towner Street which is an existing non-conforming use. This is a safety issue due to cars coming in and out of the lot (refer to §122-128(4)). This stretch of sidewalk will be removed and repaved; also the East building's main sidewalks that run between the apartment buildings will be removed and repaved as well. This will then be replaced with new concrete. There is no existing bike parking for this property and are not included in the plans for the redevelopment of the site. A bike parking area is highly recommended for this project. Possible location will be near the West parking lot due to the fact there is only 7 units and 10 parking spaces. A dumpster needs to be provided on this site and needs to be accessed by a garbage truck.

Items to be addressed:

Bike racks needs to be installed on the site, there is a total of 20 motor parking spaces, §122-838 requires 1 for every 5 motor vehicle spaces so we would request 4 total spaces for bicycle spaces.

Figure 8: Requirements

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS WEST	EXISTING CONDITIONS EAST
NC: §122-273	CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels	-Access walk needs to be 5' wide	-Access walk needs to be 5' wide -Current parking may be effective to slow traffic down on Towner St.
§122-834	PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	-Requirement met; there was no adjacent wall or overhang in the project. - Not provided - Not provided	-Requirement met; there was no adjacent wall or overhang in the project. - Not provided - Not provided

§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	Provided on the Left side of the courtyard, developer noted they will be removing existing side walk to replace with 5' walkway	Provided and will be repaved
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	- Condition met -50' from intersection -20' driveway	- Condition met -50' from intersection - Existing non-conforming drive way
	Internal Maneuvering	Each driveway provides access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary; it shall be an arc that allows unobstructed vehicle flow.	Provided	Provided, but also is non-conforming. This does obstruct vehicle flow but Towner St. has low traffic volume
	Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards	Parking lot is paved with asphalt	Parking lot is paved with asphalt
	Drainage	All off street and loading areas shall be graded and drained to public storm sewers	Provided	Provided
	Striping	For parking lots containing five or more spaces all spaces shall be outlined with 3 inch wide stripes of white or yellow paint, except that barrier free spaces shall be blue.	Provided	Provided
	Wheel Stops	For parking lots containing five or more spaces wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area. Bumping any wall or fence, or encroachments upon any landscaping	Not provided	Provided, there are bumper blocks on the north end of the parking lot.

	Lighting	With the exception of families for one and two family dwellings and for multiple family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated	3 light poles noted, need more information to show conformance for §122-641.	Did not show any lighting on site. Need more information to show conformance for §122-641.
	Signs	Accessory directional sign shall be provided within parking areas.	Provided	Provided
	Screening & Landscaping (internal)	1 tree per 8 spaces	Provided	Provided
		1 landscape island for each 16 spaces	Provided	Provided
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	N/A	N/A
		All aisle-ends & corners protected w curbed island	Provide curbs	Provide concrete drive apron
		3' between curb and planting (5' if vehicle overhang)	N/A	N/A
	Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF	N/A	N/A
		3'-4' screen 80% opacity where visible from ROW	Need added screening	N/A
		Landscaped areas, walls, structures, walks- must be protected by curbing	Provide curbs	Provide curbs
§122-836	Motor spaces	1 for each dwelling unit, 23 total units= 23 spaces	10 parking space provided for 7 units	10 Parking spaces provided, 16 total units –existing non-conforming
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	No bicycle spaces provided	No bicycle spaces provided
122-837	Parking discounts	Transit (within 100')	Yes, located on Ecorse Rd	Yes, located on Ecorse Rd
		Alternative Vehicles	N/A	N/A
		Bicycle	None	None
		PC discretion, special circumstances not listed above	N/A	N/A
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	Provided	Provided

§122-649	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	Provided	Provided
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Items to be Addressed:

Provide Bike spaces on lot, show lighting as well

STREET DESIGN

§122-128(5)

"Streets are designed in context with the urban form and continue the established pattern of the surrounding area. "

No new streets are being proposed.

ENGINEERING & STORMWATER

§122-128(6), §122-128(7)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

This site plan is not subject to engineering review due to no new impervious surfaces being added and no significant changes to utilities being proposed.

Items to be Addressed: None

SCREENING**§122-128(8)**

“The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets.”

Figure 9: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS West	EXISTING CONDITIONS East
§122-641 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc	More information required	More information required
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Dumpster enclosure must be provided; refuse issues noted on site	
§122-703 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height	N/A	N/A
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system	Provide landscape plan	Provide landscape plan

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS West	EXISTING CONDITIONS East
§122-713 Fencing, hedges, walls, berms	a. In a HHS, HC, NC, GC or PMD district, no fence shall exceed 10' in height, must be in the side or rear yard. Fences 6' in height may be permitted in the front yard. b. The use of barbed wire, spikes, nails, or any other sharp point is prohibited. c. No electrical current. d. Retaining walls must meet Building Code requirements. e. Temporary construction fences for protection around excavations must comply with the Building Code.	-Requirements met. 6' Wood Fence on the North lot line. Significant damage to the fence on the North East side. -Requirements met -Requirements met - No retaining wall on site - Temporary fences will be provided during the construction process if needed	-Requirements met. 6' Wood fence on North lot line also a 4' chain linked fence is located on East lot line -Requirements met -Requirements met - No retaining wall on site - Temporary fences will be provided during the construction process if needed

Items to be Addressed:

- 1) Request photometric plan for the redevelopment.
- 2) Provide a dumpster with screening.
- 3) Landscape plan must be provided.
- 4) Must repair fence.

PHASING

§122-128(9)

No phasing proposed.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-128(10)

DEPARTMENT OF PUBLIC SERVICES

The applicant plans to inform the city when the project will start. They have also listed in the demolition notes that they will be contacting the city for permits and ROW traffic.

FIRE DEPARTMENT

Submitted to fire marshal inspection and will be needed to check for the access of all emergency vehicles. All dwelling units must be readily accessible by fire and emergency vehicles. Emergency vehicle turn-around areas

must be provided where there is no driveway outlet. This is a vital aspect to making sure this redevelopment will be safe for the residents.

MASTER PLAN CONSIDERATIONS

§122-128(11)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

Ypsilanti wants to have offered a safe, clean and comfortable place for all their residents. Diversity is our strength and our goal is to make sure anybody can call Ypsilanti a home. We want to support all transport needs whether it is on foot, by bike, public transit or personal vehicle. The Strong Housing project meets these objectives and follows the Master Plan goals.

Items to be Addressed: None

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit expansion for the Strong Housing project at 711-41 Towner with the following findings and conditions:

Findings: The application is substantially in compliance with §122-165(b).

Conditions: Special use approval shall be subject to approval of sketch plan.

STAFF RECOMMENDATIONS: SKETCH PLAN

Staff recommends the Planning Commission **approves** the Site Plan for 711-741 Towner with the following findings, waivers, and conditions:

Findings

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

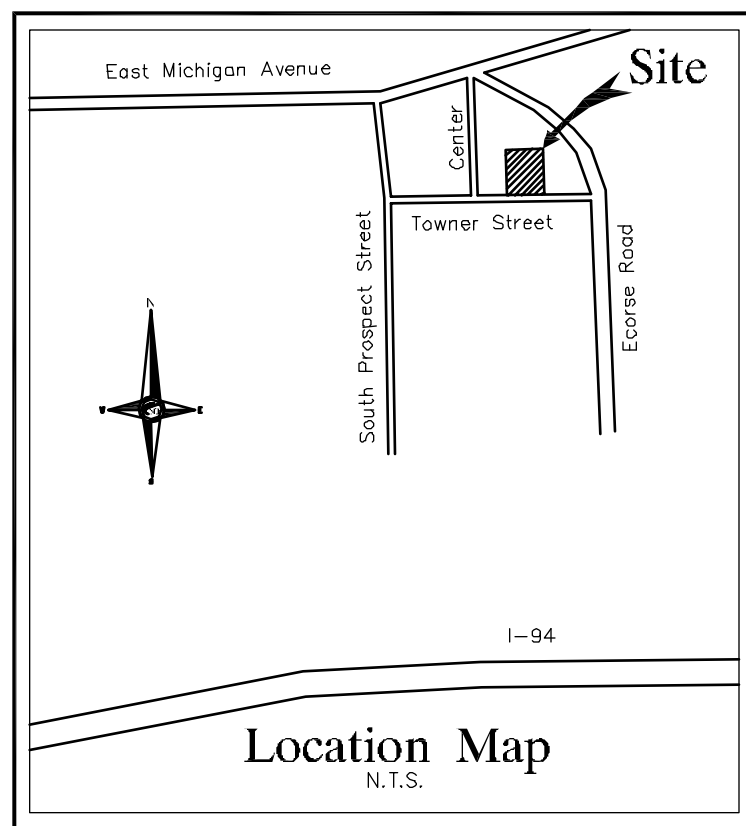
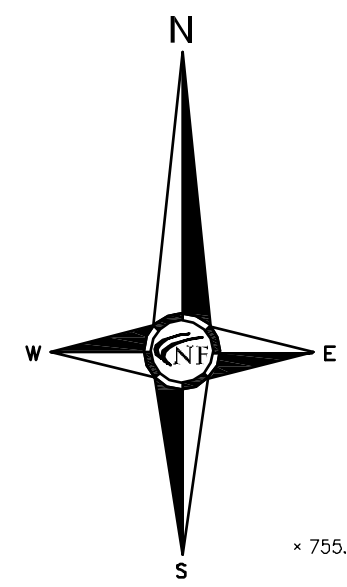
Conditions

1. Show photometric plan on the sidewalks and also total height of buildings.
2. Provide Bike spaces on site.
3. Provide a dumpster with proper screening.
4. Detailed Landscape plan to be provided.
5. North fence line needs to be repaired.

Gino Piccirilli
Planning & Development Intern

Bonnie Wessler
Planner II, Planning & Development Dept.

CC File
 Applicant
 FSP



NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT

Towner Apartments
711 Towner Street
Ypsilanti, Michigan

CLIENT

Cheasapeake
Community Advisors, Inc.
33 S. Gay Street, Suite 200
Baltimore, MD 21202

Contact:

Vicki Vaughn
Phone: 410.685.6005
Email: vvaughn@ccadev.com

PROJECT LOCATION

Part of the Southwest 1/4 of
Section 10, T.3S., R.7E.
City of Ypsilanti,
Washtenaw County, MI

SHEET

Boundary and
Topographic Survey
Demolition Plan



Know what's below
Call before you dig.

REVISIONS

12-31-2014 ISSUED PERMIT SET

DRAWN BY:

J. Nelson

DESIGNED BY:

APPROVED BY:

K. Navaroli

DATE:

12-31-14

SCALE: 1" = 20'

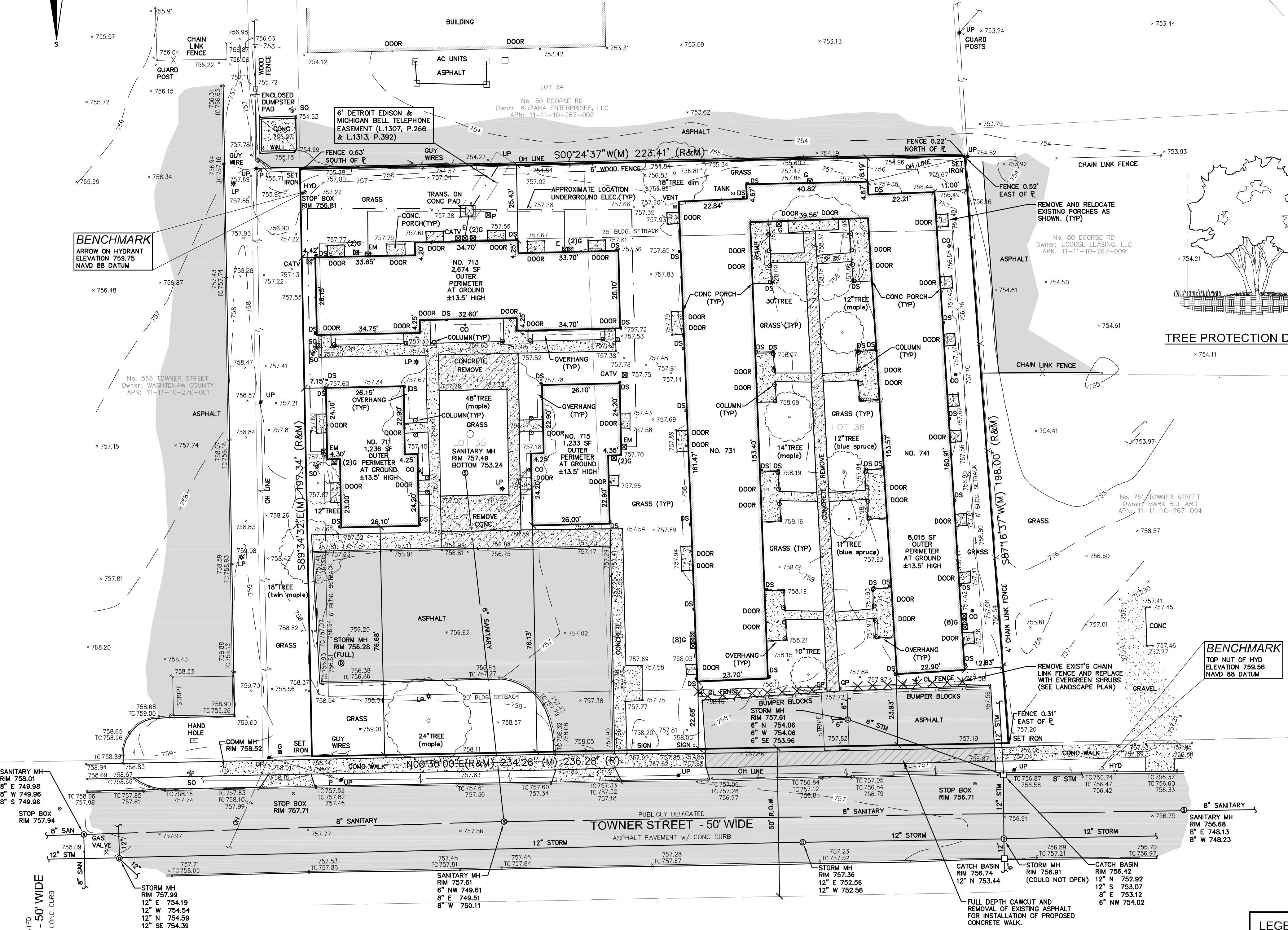
20 10 0 10 20 30

NFE JOB NO.

H821-02

SHEET NO.

C.101



LEGAL DESCRIPTION (PER TAX RECORDS)

LAND SITUATED IN THE COUNTY OF WASHTENAW, STATE OF MICHIGAN, CITY OF YPSILANTI IS DESCRIBED AS FOLLOWS:

LOTS 35 AND 36, DAVIS ADDITION, CITY OF YPSILANTI, ACCORDING TO THE RECORDED PLAT THEREOF, WASHTENAW COUNTY RECORDS.

711 TOWNER STREET
TAX ID NO. 11-11-10-267-003

TOPOGRAPHIC SURVEY NOTES

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.

THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DETERMINED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

BEARING REFERENCE NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE NORTH RIGHT OF WAY LINE OF TOWNER STREET AS RECORDED IN "DAVIS ADDITION TO YPSILANTI CITY" LIBER 43 OF PLATS, PAGE 474 & 475

SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED.

KEVIN NAVAROLI, P.S. NO. 53503,
SURVEYOR
DATED: 10-12-14



LEGEND

MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE CATCH BASIN	EXISTING WATER MAIN
UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R. Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
OVERHEAD LINES	OVERHEAD LINES
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN
EXISTING UTILITY TO BE REMOVED	EXISTING UTILITY TO BE REMOVED
EXISTING UTILITY TO BE ABANDONED	EXISTING UTILITY TO BE ABANDONED
INDICATES EXISTING TREE TO BE REMOVED	INDICATES EXISTING TREE TO BE REMOVED
INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED	INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKewise SHALL ARRANGE FOR ALL SITE INSPECTIONS.

THE CONTRACTOR INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION. THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA.

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT Edison COMPANY. REMOVAL OF DETROIT Edison ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT Edison.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

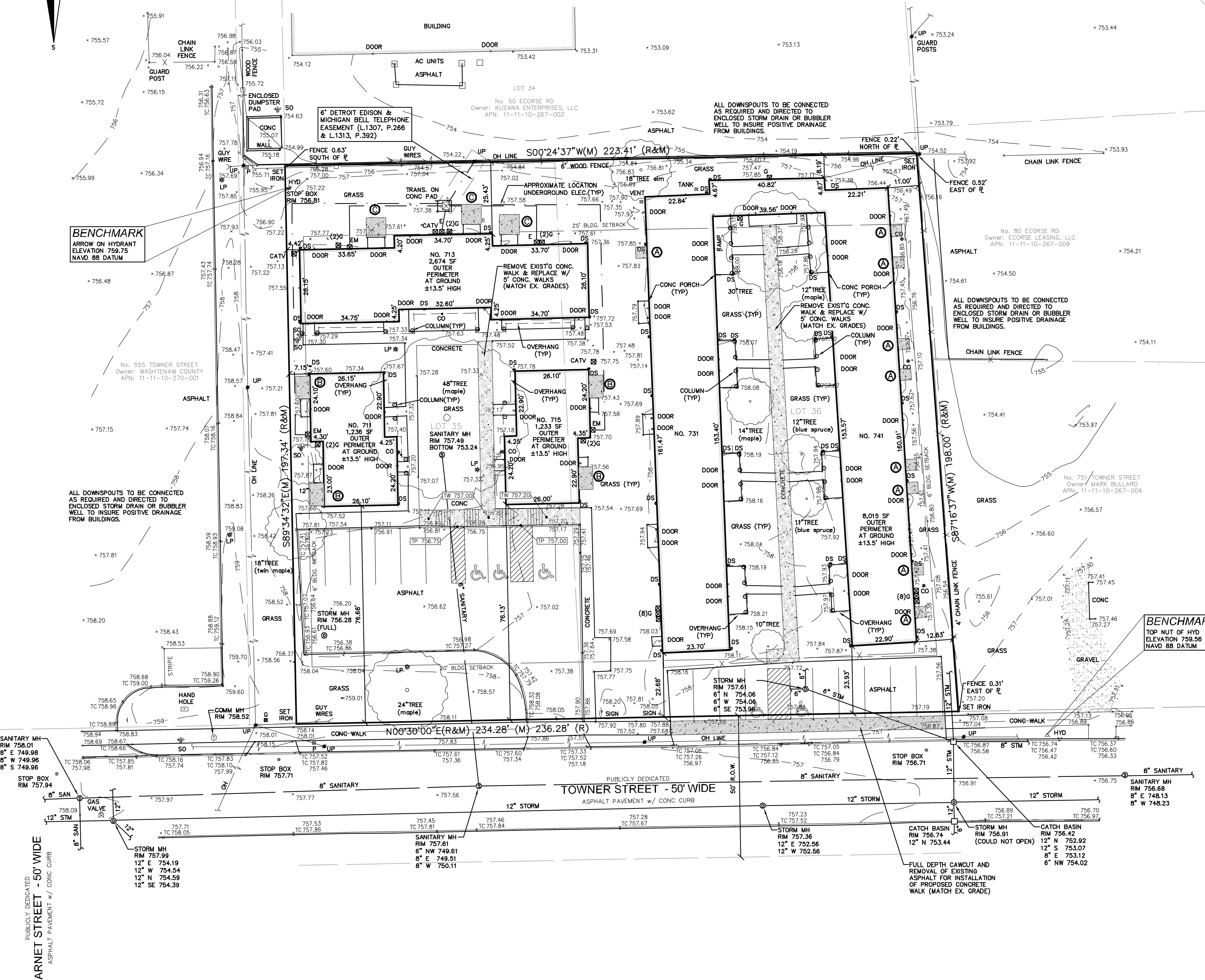
ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE, IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MINIMUM CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.



FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATER MAIN
	MANHOLE		EXISTING STORM SEWER
	CATCH BASIN		EX. R. Y. CATCH BASIN
	UTILITY POLE		EXISTING BURIED CABLES
	GUY POLE		OVERHEAD LINES
	GUY WIRE		LIGHT POLE
	SGN		EXISTING GAS MAIN
	C.G.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	C.B.		PR. R. Y. CATCH BASIN
	MANHOLE		PROPOSED LIGHT POLE
	TC 600.00		PR. TOP OF CURB ELEVATION
	Gu 600.00		PR. GUTTER ELEVATION
	TW 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF P.V.M.T. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Towner Apartments
711 Towner Street
Ypsilanti, Michigan

CLIENT

Cheasapeake
Community Advisors, Inc.
33 S. Gay Street, Suite 200
Baltimore, MD 21202

Contact:
Vicki Vaughn
Phone: 410.685.6005
Email: vvaughn@ccadev.com

PROJECT LOCATION

Part of the Southwest $\frac{1}{4}$ of
Section 10, T.3S., R.7E.
City of Ypsilanti,
Washtenaw County, MI

SHEET
Paving & Grading Plan

REVISIONS

12-31-2014 ISSUED PERMIT SET

DRAWN BY:
J. Klinkenberger

DESIGNED BY:
J. Klinkenberger

APPROVED BY:
M. Peterson

DATE:
12-31-14

SCALE: 1" = 20'

A horizontal number line with tick marks at -20, -10, 0, 10, and 20. The segments between the tick marks are shaded in an alternating pattern: the segment from -20 to -10 is black, from -10 to 0 is white, from 0 to 10 is black, and from 10 to 20 is white.

NFE JOB NO

SHEET NO.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission

From: Bonnie Wessler, City Planner

Date: 10 April 2015

Subject: Zoning Ordinance amendment: Violations and penalties.

Article I of the zoning ordinance addresses the penalties for violations of the zoning ordinance. The ordinance adopted in December contained language used prior to the 2010 establishment of the Administrative Hearings Bureau (AHB). This update corrects that reversion.

ARTICLE I. IN GENERAL

Sec. 122-8. Violations and penalties.

- (a) *Public nuisance.* Any building or structure which is erected, altered, converted, or used, or any use of premises or land which is begun or changed subsequent to the passage of this chapter and in violation of any of the provisions of this chapter is hereby declared to be a public nuisance per se, and may be abated by order of the city council, subject to appeal to any court of competent jurisdiction.
- (b) ~~Municipal civil infraction.~~ *Blight Violation.* A person who violates any provision of this chapter is responsible for a ~~municipal civil infraction-blight violation~~, subject to payment of a civil fine and costs as set forth in section ~~70-38~~ 71-73. Repeat offenses under this ~~article~~ chapter shall be subject to increased fines and costs as set forth in section ~~70-38~~ 71-73. A person who violates this chapter is also subject to enforcement by the procedures, costs, and penalties set forth in Section 1-15 of the Ypsilanti City Code for blight violations.
- (c) *Owner responsibility.* The owner of any building, structure or premises or part thereof, where any condition in violation of this chapter shall exist or shall be created, and who has assisted knowingly in the commission of such violation, shall be guilty of a separate offense and upon conviction thereof shall be liable for the fines provided in this chapter.
- (d) *Each day separate offense.* Each and every day during which a violation of this chapter shall exist shall constitute a separate offense.
- (e) *Rights and remedies are cumulative.* The rights and remedies provided in this chapter are cumulative and are in addition to any other remedies provided by law.
- (f) *Rights and remedies preserved, no waiver.* Any failure or omission to enforce the provisions of this chapter, and any failure or omission to prosecute any violations of this chapter, shall not constitute a waiver of any rights and remedies provided by this chapter or by law, and shall not constitute a waiver of nor prevent any further prosecution of violations of this chapter.
- (g) *Money received from penalties.* All money received from penalties assessed shall be placed in the city's general fund.



Memo

To: Planning Commission
From: Leah DuMouchel
Date: March 17, 2015

Subject: Special Use Permit Revocation

The Zoning Ordinance sets out an explicit procedure for the revocation of a Special Use Permit by the Planning Commission in §122-170. The issue must be placed on the PC agenda; the applicant must be notified at least ten (10) days prior to the meeting; and an opportunity must be offered for the applicant to present his or her information and answer questions. The criterion for revocation given in this section reads:

The Planning Commission may revoke the special use permit if it finds that a site plan or special use permit violation exists and has not been remedied prior to the meeting.

As noted in §122-168, the Planning Commission is the only body with the authority to revoke the Special Use Permit; otherwise, “special use permits must run with the land.” Appeals of any decision made by the Planning Commission regarding a Special Use Permit are made the circuit court, not the Zoning Board of Appeals (§122-171).

Revocation of a Special Use Permit is also addressed explicitly in §122-167, Conditions of Approval. After describing “reasonable conditions [that] may be required in conjunction with an approval,” including those that address infrastructure load, conservation of resources and energy, compatibility, and social/economic desirability, the section instructs:

Failure by an applicant to comply with any such conditions must be considered a violation of this chapter and grounds for Special Use Permit revocation. Conditions of approval must remain unchanged except upon mutual consent of the city Planning Commission and the landowner. Any such changes must be recorded in the minutes of the City Planning Commission meeting at which the action occurred.

“Special use permit violation,” as referenced in §122-170, is not specifically defined. General guidance can be found in the Standards for Reviewing Special Use Requests (§122-165):

- (1) *The proposed use conforms with all zoning provisions, including site plan review standards, specific use standards, and the spirit and intent of the Zoning Ordinance and the Master Plan.*
- (2) *The proposed use promotes the use of land in a socially and economically sustainable manner and is not detrimental, hazardous, or disturbing.*
- (3) *The proposed use is designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses.*
- (4) *The proposed use does not present unreasonable adverse impacts on the transportation system.*
- (5) *The proposed use does not create additional requirements at public cost for public facilities and services that will be detrimental to the economic sustainability of the community.*
- (6) *Within the MD district, the proposed use helps allow residents access to everyday needs by foot, if a similar service is not currently provided within a quarter mile walking distance.*



February 13th, 2015

**2014 Annual Report
Planning Commission
Ypsilanti, Michigan**

INTRODUCTION

The Planning Commission of the City of Ypsilanti is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, and by the City of Ypsilanti's Zoning Ordinance.

In 2013, the Planning Commission's membership was as follows:

Roderick Johnson (chair)
Richard Murphy (vice-chair)
Anthony Bedogne
Mark Bullard (term ended June)
Gary Clark (term ended April)
Phil Holifield

Heidi Jugenitz
Brett Lenart (term ended April)
Nicki Sandberg (term began May)
Scott Straley (term began June)
Cheryl Zuellig

Under the Planning Enabling Act, the Commission must provide an annual report to City Council, as the legislative body of the City. This report discusses,

1. The operations of the Commission during the past year
2. The status of any on-going planning activities
3. Recommendations to the legislative body related to planning and development

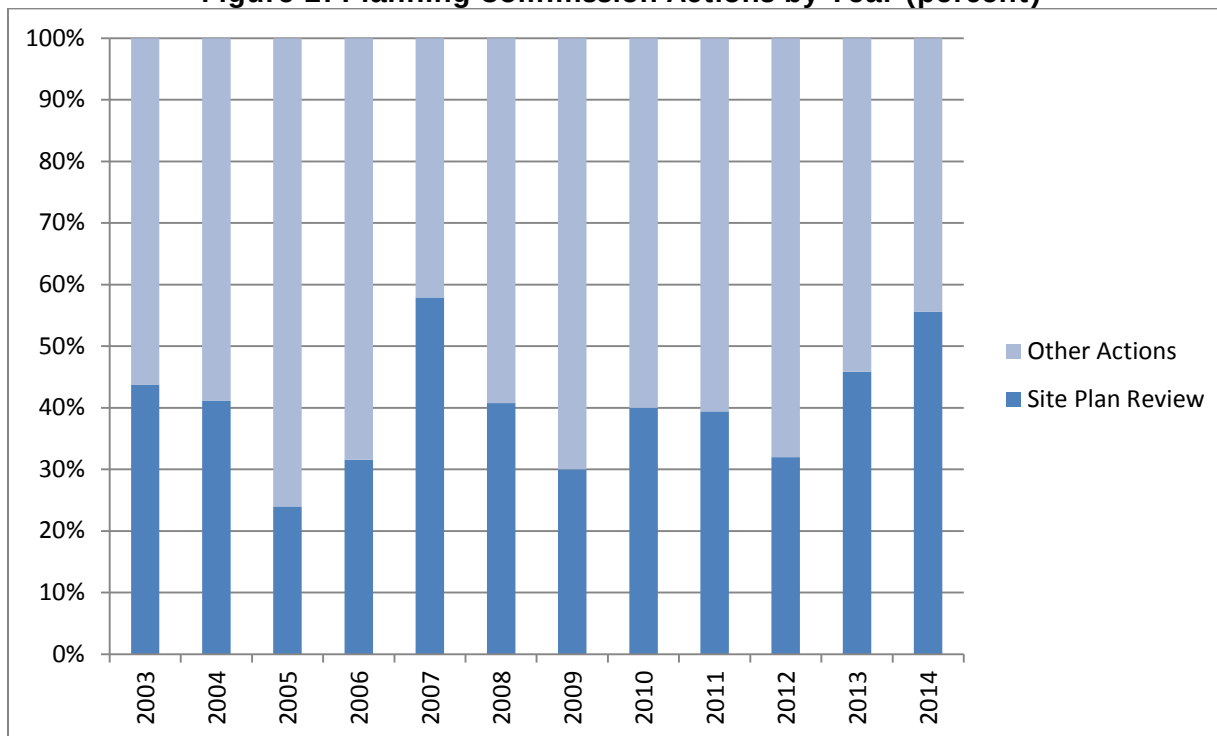
PLANNING COMMISSION OPERATIONS

The Planning Commission held regular monthly meetings during 2014, except for the month of July, and hosted two joint meetings with City Council to discuss the draft zoning ordinance. From the perspective of formal applications, the Commission's agenda maintained an average load compared to previous years. The Commission considered 19 actions, including 9 site plans, 2 special use permits, and no Planned Unit Developments (PUD). However, the Commission also undertook the update of the Zoning Code, which culminated in the adoption of a new map and text in December. The Nonmotorized Committee regularly met and continues to meet, and the Annual Report Committee met and will continue to meet in 2015.

Figure 1: Planning Commission Applications by Type

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Site plan review	7	6	6	7	10	2	7	11	7	11	9
Amend approved site plan	0	0	0	4	1	1	1	2	1	0	1
Special use permit	3	6	3	3	6	1	1	7	2	5	2
Zoning map amendment	1	4	5	2	5	2	3	2	3	1	1
Zoning text amendment	1	3	1	2	2	3	6	6	2	0	1
Master plan amendment	2	3	2	0	2	0	1	0	0	1	0
Planned unit development	0	1	0	0	0	0	0	1	2	2	0
Amend approved PUD	1	0	0	0	1	0		0	0	0	0
Alley/Street closure/Vacation	1	2	2	0	0	1	0	2	1	1	2
Change in non-conforming use	1	0	0	0	0	0	0	0	0	0	0
Allowed additional floor in B1	0	0	0	1	0	0	0	0	0	0	0
History Overlay discretionary zoning (tally starts 2010)							1	0	0	0	0
Capital improvements reviews (tally starts 2010)							0	2	1	1	2
Special topic planning (tally starts 2010)							0	0	1	2	0
Study item (tally starts 2010)							0	0	4	0	0
Conditional rezoning (tally starts 2010)							0	0	1	0	0
Total Applications	17	25	19	19	27	10	20	33	25	24	18

Figure 2: Planning Commission Actions by Year (percent)



ONGOING PLANNING ACTIVITIES

At the end of 2014, these planning projects remain in-progress.

- The new zoning ordinance is being monitored for bugs and overall efficiency; Planning Commission has already seen two amendments this year and will see at least two more “batches,” one in June and one likely in November/December.
- The Capital Improvements Plan process remains in-progress. Staff does not anticipate adoption until June.
- Work continues on the implementation of the Water Street infrastructure plan, with Planning Commission participating in street and streetscape design.
- An update to the Nonmotorized Plan will be drafted for Planning Commission review.

Master Plan Implementation Matrix

(to be provided at the April PC meeting)

COMMISSION RECOMMENDATIONS TO COUNCIL

The Commission urges that the importance of these and similar projects to Ypsilanti's future not be overlooked.

- The Planning Commission requests ongoing support for the recommendations related to the Redevelopment Ready Communities recertification.
- Ongoing projects such as Water Street redevelopment remain priorities that require staff time and may require further support through contractual and other expert partners to maintain efficacy due to increased activity on the site and elsewhere in the city.

ACTION

The Planning Commission adopted this report at its April 2015 meeting and approved transmittal to City Council.

City Of Ypsilanti Non-Motorized Advisory Committee 2014 Annual Report

Introduction

The City of Ypsilanti Non-Motorized Advisory Committee was created out of a recommendation in the City Non-Motorized Plan and serves under the City Of Ypsilanti Planning Commission. The Committee was created in September 2010.

The Statement of Purpose of the Committee is as follows... “The City of Ypsilanti Non-Motorized Advisory Committee, working through the Planning Commission, will work to enact recommendations of the City of Ypsilanti Non-Motorized Plan so as to offer residents increased non-motorized transportation and recreation options as well as having the Plan creating economic and quality of life incentives to the City”.

Operations

The Committee met every month of 2014 on the first Thursday of the month with the exception being no July meeting due to conflicts with the Independence Day holiday.

2014 members of the Committee were as follows...

- Tony Bedogne (City Of Ypsilanti Planning Commission member)
- Diana Gonzalez
- Kevin Hill (Downtown Development Association) Note: Alternative DDA NMAC liaison is DDA Director Tim Colbeck
- Rod Johnson (Chairman – City of Ypsilanti Planning Commission Chair)
- Bob Krzewinski (City of Ypsilanti Recreation Commission)
- Richard Murphy
- Laura Shiltz
- Cheryl Weber (Full Circle Community Center & AAATA Local Advisory Council)

Non-Motorized Advisory Committee 2014 Actions

During 2014 the Committee actively worked to complete many of the goals of the Non-Motorized Plan, as listed below.

- Public Input – The Committee’s meetings always start with a public input session on the City’s Non-Motorized Plan and the work of the Committee. The Committee also maintains a Facebook page offering an opportunity for additional public input.
- Publicity/Outreach – Committee meetings are publicized through an official City notice through the City Clerks office as well as announcements over the Committee’s Facebook page as well as through other email/Facebook pages (i.e. Bike Ypsi, Ypsilanti Health Coalition, etc.). The Committee also maintains a non-motorized information rack inside Ypsilanti Cycle on Michigan Avenue.
- Bicycle Map – The Committee continued work with the Washtenaw County Parks & Recreation Commission and the Washtenaw Area Transportation Study (WATS) to expand and revise current bicycle maps so as to have a more dedicated cycling route map for the City. A public map working session was held at the downtown Library on December 8th with Committee members and Washtenaw Area Transportation Study staff attending.
- Sidewalk Improvements – The Committee worked to identify and take action to complete sidewalk gaps within the City.
- Bike Friendly Community & Walk Friendly Community applications – Both were submitted in 2014 and it was learned in December that the City had received “Honorable Mention” Bike Friendly award to which the Committee started working to obtain a higher status in a follow-up application.

- Bike Friendly Business program – The Committee continued work on creating a local Bike Friendly Business program as a way to promote active and healthy lifestyles for employees and customers in the Ypsilanti area. The campaign will honor corporations, organizations, associations, government agencies or non-profit groups located in Ypsilanti that actively promotes bicycling for transportation, recreation, exercise and sport. Roll-out for the program is expected in the spring of 2015.
- Public education outreach to encourage bicycling and walking – The Committee did public outreach & education on the 2014 change to the City sidewalk snow removal ordinance requiring sidewalks be cleared within 24 hours of a snowfall. WEMU aired a number of City related non-motorized news items, starting with a segment on New Years Day morning news about the Committee's 2014 priorities. The Committee worked with the AAATA to keep bike racks cleared on snow at the Ypsilanti transit center as these racks are well used over the winter. The Committee had an information tables at the Bike Ypsi Spring Ride (5/4), Parkridge Summer Festival (8/23) and annual downtown Ypsilanti Halloween Festival (10/30). The Committee also sponsored a "Cold Weather Cycling" talk at the Michigan Avenue Library on November 11.
- Signage/pavement marking improvements – The Committee identified areas where pedestrian safety signage and markings need to be improved.
- Border To Border Trail completion progress – The Committee continued to follow and report updates on Trail construction in the City.
- Prospect Avenue rebuild non-motorized aspects – The Committee provided input to the City Planning Commission and City Council on plans to reconstruct this street in 2015.
- Depot Town non-motorized use safety improvements –Committee sent a letter to the Planning Commission and City Council with Committee concerns about Cross Street pedestrian safety problems in this area.
- West Michigan Avenue "road diet" reconsideration –Committee sent a letter sent to the Planning Commission and City Council urging that the road diet (two traffic lanes – a center turn lane – bicycle lanes) be continued for safety reasons.
- I-94/Huron Street non-motorized project - The Committee attended, and gave input, at working group meetings organized by the Washtenaw Area Transportation Study (WATS), as well as recommendations to the Planning Commission and City Council on preferred plan alternatives.
- Police Department – Committee members met with the City Police Chief on non-motorized issues.
- Wayfinding signage – Committee members attended Downtown Development Authority meetings in 2014 on this subject as well as urging that EMU to downtown/Depot Town bike/walk routes be established.
- May Bike-Bus-Walk Week (May 11-17) – The Committee again oversaw this event (which coincides with national Bike To Work Week), which encourages people to try alternative transportation in the hope that this will become a habit. As part of the week's events, "Ghost Bikes" (white painted bikes with signs on them stating "a cyclist was injured near this spot" to encourage sharing the road) were displayed around the City to encourage motorists and bicyclists to safely share the road.
- Committee members attended, and gave input, at the Southeast Michigan Council Of Governments (SEMCOG) Non-Motorized Plan meeting on 9/18.
- Additional bike racks – The Committee gave input to the Downtown Development Authority on suggestions for additional bike rack locations.

- AAATA Transit Center – In anticipation of future improvements to the Ypsilanti Pearl Street Transit Center, the Committee started work on recommendations to the AAATA on non-motorized improvements to the facility. (i.e. bike racks/lockers, pedestrian improvements).
- Committee Priorities – The Committee started work on a list of Committee priorities for the upcoming calendar year in October and completed the list at its December meeting.
- EMU Bike Sharing – The Committee participated in a survey process on a potential Eastern Michigan University bike-sharing (short term rental) program.
- Huron-Hamilton Street “Road Diets” – The Committee gave input to the Planning Department throughout the year on this project and co-sponsored a public hearing on December 2.
- Monthly Planning Department meeting – Members of the Committee met with Planning Department staff prior to most Committee meetings for input and updates.
- Eastern Michigan University – Committee members held a meeting with EMU Public Works staff to discuss non-motorized improvements to the University campus area.
- Washtenaw Bicycling and Walking Coalition - The Committee continues to work with this county-wide advocacy group

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, March 5, 2015

1. Call to order – The meeting, held at the Ypsilanti District Library, 229 West Michigan Avenue, Ypsilanti, was brought to order at 7:05pm. Committee members present were Tony Bedogne, Kevin Hill, Bob Krzewinski and Cheryl Weber. Also attending was City Councilman Pete Murdock.
2. Introductions
 - a. Audience participation/public input – None.
3. General business
 - a. Agenda approval – A motion was made by Tony Bedogne, seconded by Cheryl Weber, to accept the agenda with no objections.
 - b. Approval of February meeting minutes – A motion was made by Cheryl Weber, seconded by Tony Bedogne, to approve the February meeting minutes with no objections.
 - c. New Committee members – Bob Krzewinski indicated that in communications with Committee member Laura Schlitz, she has recently moved out of Ypsilanti and can no longer serve on the Committee. The Committee expressed their thanks for Laura's contributions to the Committee and wished her the best. Bob Krzewinski will start work on finding a replacement Committee member.
4. Old business
 - a. 2015 Committee priorities
 - Ypsilanti bicycling/walking map – Tony Bedogne indicated that the map working group he sits on has nearly completed a new County bike map with Ypsilanti and Ann Arbor expanded sections. Printing and initial distribution is expected before mid-May's Bike To Work Week. The map will also be online. Tony also will communicate with Kevin Hill about the cost of obtaining a local supply of the maps, perhaps through DDA contributions.
 - Border To Border Trail completion progress – The revised Riverside Park south to Grove Road sections revised plan is still being reviewed by the Michigan DNR and once approved will go out for rebidding.
 - Update the City Non-Motorized Plan – An initial revision of the Plan was completed by Gregg May, an intern working with the City Planning Department. Tony Bedogne did a review of this first draft and Bob Krzewinski will complete a review by early next week. Tony will also set up a meeting in the near future between himself, Gregg, Bob and Bonnie Wessler from the Planning Department. It was also suggested to include more sidewalk information in the Plan, as well as an addendum listing completed items from the original 2010 Plan.
 - Sidewalk/pedestrian improvements and funding sources. – Bob Krzewinski discussed the letter sent to the City Manager and Traffic Review Committee listing pedestrian safety signage requests. Also discussed was the letter from the Committee to the City Manager urging sidewalk gaps at Candy Cane and Edith Hefley Parks be included in the City Capitol Improvement Plan, of which Tony Bedogne, as a member of the Planning Commission, is also providing input on.
 - Work to add additional bike lanes and find funding sources –The Committee send a letter to the Planning Commission urging that bike lanes for Prospect Road, West Cross Street and Miles Street be included in the City Capitol Improvement Plan and a recommendation that these lanes be budgeted for construction in 2015. Pete Murdock is very interested in these three bike lanes and Bob Krzewinski will be in contact with Pete about possible spring action through City Council.

- Bike Friendly Business program – Bob Krzewinski will check with Depot Town Association representatives about program window sticker contributions as well as an updated cost from Standard Printing. Kevin Hill will coordinate contribution checks for printing from the DDA and Downtown Association of Ypsilanti. Program business interviews are planned for April with a formal media announcement during May's Bike Bus Walk Week.
 - Public education outreach to encourage bicycling and walking – No new updates.
 - Traffic Calming In Neighborhoods – The Planning Department and City Council have not taken any new action on a traffic calming policy. Bob Krzewinski will look into setting up a list of possible traffic calming options open to the City (i.e. lower speed limits, bump-outs, staggered vehicle parking, street speed limit painting, etc.).
 - Walk Friendly & Bike Friendly Community Applications – Minutes from the last City Bike Friendly Community application meeting (2/25/15) with the next meeting being May 5th). There has been no word yet on the Walk Friendly Community application.
 - Wayfinding signage – Discussion was held on creating a pedestrian signed suggested route between Eastern Michigan University and Depot Town/downtown. Kevin Hill and Bob Krzewinski will conduct a walking inspection once the majority of the recent snowfalls has melted.
- b. I-94/Huron non-motorized improvements – The City Council, at its 3/3/15 meeting, approved a plan for road diets (lane reductions, bike lanes, pedestrian enhancements) for Hamilton Street, Huron Street and Washtenaw Avenue (between College Place and Hamilton). City Council also approved a revised non-motorized crossing plan for the Huron Street bridge over I-94. Both actions have been reviewed by MDOT and are being planned for 2016 construction.
- c. Ypsilanti AAATA Transit Center non-motorized improvements – Bob Krzewinski drafted a letter to the AAATA requesting non-motorized improvements, to which Cheryl Weber, as a member of the AAATA Local Advisory Council, passed on to AAATA staff. Cheryl will also pass on the link to an AAATA survey being taken on improvements to the AAATA that will be distributed by the Committee.

5. New Business

- a. Planning Department update – Bob Krzewinski met with Bonnie Wessler prior to the Committee meeting on non-motorized issues with subjects discussed contained in the meeting minutes.
- b. Mayors' Challenge for Safer People, Safer Streets – The Committee gave its concurrence to urge that the Mayor enroll the City in this program designed to lower pedestrian and bicyclist injuries. Bob Krzewinski will follow up with the Mayor.
- c. May 10-16 Bike-Bus-Walk Week (including Ghost Bikes, Bike To Work Day) – A tentative schedule events was distributed with the intent of the week being to urge people to try alternative transportation for a week in the hope that this becomes a year long habit.
- d. Annual report – The Committee concurred that the 2014 annual report should be sent on to the Planning Commission, City Council and be posted on the Committee's City web page.
- e. Other – Bob Krzewinski will check with EMU on the status of a possible bike-share (short term rental) program.

6. Other Items – Announcements – None.

7. Adjournment – A motion was made by Tony Bedogne, seconded by Kevin Hill, to adjourn the meeting with no objections. The meeting was adjourned at 8:40pm. The next Committee meeting is Thursday, April 2, 2015.

