

1. Agenda

Documents: [01- JULY AGENDA .PDF](#)

2. Packet

Documents: [2015-07_PACKET .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, July 15, 2015 – 7:00 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
Scott Straley	P	A

III. Approval of Minutes

- June 17th , 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

- Special Use Permit Application: 50 Ecorse
- Rezoning: Towner & Arnet
- 6-month zoning text update

VI. New Business

- Modification of Sign Standards: 16 S Washington

VII. Old Business

- Special Use Permit Revocation: 50 Ecorse, used car sales

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Committee

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
June 17, 2015
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, C. Zuellig, H. Jugenitz, P. Hollifield, S. Straley,
N. Sandberg, A. Bedogne

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

III. APPROVAL OF MINUTES

Commissioner Sandberg moved to approve the minutes of May 20, 2015 as read (Support: c. Zuellig) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. Student Presentation (Tony Bedogne)

A GIS Club was formed at Eastern Michigan University and with the assistance of Commissioner Bedogne and Planner Bonnie Wessler. The students were asked to participate on a project for the City. The members in attendance were Emily Fisher, Beth Sample and Marisa Laderach.

Ms. Laderach gave a brief overview to explain the process and distributed a handout of an Assessment Analysis. Both Ms. Fisher and Ms. Sample also provided some additional information. The map shows the collected point data for street infrastructure in Ypsilanti with color points representing "Poor – Fair and Good". There was also the ability to drill down on

each point for further details. An analysis had been completed for each park. All of this information would be very helpful for future purposes using the data to make Ypsilanti more walkable. This information would be available to the public.

Chairman Johnson thanked the students adding that the Commissioners were very impressed by their presentation acknowledging the time involved working on this project.

2. Adaptive Re-use Planned Unit Development: 908 Congress, Little Bird Café

Bonnie Wessler, City Planner, gave a short presentation stating that this is a small commercial building in a residential district with one parking space. It was formerly a party store and the owner is proposing a small café with outdoor seating. The applicant has satisfied most of the requirements but we need more data on paving materials, screening, street trees and two bicycle spaces with one hoop. This is a rezoning that would be recommended to City Council.

Commissioner Bedogne moved to open the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Beth Kwiatkowski, 4240 Willis Road, Milan – owner of the property, stated that the hours of operation would be between 6:00 a.m. to 4:00 p.m. with some evening hours but not late.

Commissioner Johnson asked about a lighting study, to which, Ms. Wessler responded that a cut sheet would be sufficient. Commissioner Johnson also asked about screening – Ms. Wessler added that they have some flexibility – could use some lattice covering. Commissioner Johnson asked about trees in the margin – Ms. Kwiatkowski agreed on this. She also was asked about paving and indicated it would be a mesh porous material similar to that used in Gallup Park.

Commissioner Zuellig asked about product delivery and was informed it would be handled as most small vendors with no big delivery trucks involved. Ms. Kwiatkowski also stated that the trash would be picked up in front on regular pick-up days. Some discussion was held on fencing – Ms. Wessler recommended opaque fencing on the rear of the property. Further discussion was held on hours of operation and it was agreed that midnight would be acceptable for indoors.

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

After further discussion and comments by board members, Commissioner Jugenitz moved that the Planning Commission recommend approval to City Council of the Planned Unit Development Plan and Rezoning to Planned Unit Development for Little Bird Café at 908 North Congress Street with the following findings, exceptions, waivers and conditions.

Findings:

The conditions of Sec 122-573 and Sec 122-128(1) are met.

Exceptions:

- 1) Exception from parking requirements due to Planned Unit Development enabling review as a change of use on first floor in "center" (base) district and the overall walkability of the area.
- 2) Exception from requirements of Sec 122-799(2) and (3) due to site constraints.
- 3) Exception from Sec 122-650 due to site constraints.

Waivers:

- 1) City will waive screening on the entire left property line and the portion of the east property line that is adjacent to the building.
- 2) For foundation landscaping required by Sec 122-707, with the finding that seasonal herb planters will provide the public benefit intended to be secured by the requirement.

Conditions:

- 1) Applicant will provide more information on all exterior lighting to determine compliance.
- 2) Applicant will plant a street tree. No-cost permit from the Department of Public Services required.
- 3) Applicant will provide more information about new paving materials at front of building and ensure barrier-free compliance.
- 4) Applicant will provide at least two bicycle parking spaces and consider covered bicycle parking.
- 5) Applicant will provide opaque fence along the north property line around the rear yard and adjacent to the building on the east property line to meet the opacity of the city
- 6) Applicant will limit outdoor hours from 6 am to sundown and outdoor hours from 6:00 am to midnight.

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

3. Designation of Special Non-conforming Status (Non-conforming A): Strong House Properties

Ms. Wessler gave the staff presentation stating that the applicant is requesting approval for nonconforming class A use as a duplex for a number of properties. She stated that the conditions for 723 and 729 Maus are identical, thus one review has been performed that can stand for both properties. However, a public hearing must be held on each property with a separate vote as detailed in her staff report dated 11 June, 2015.

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

Gary Francis, 406 Emerick – stated that the buildings are behind his property and he had complaints about the privacy fence that has never been maintained, thereby causing a number

of problems in the area and specifically his property. He is concerned about the new properties. Ms. Wessler explained the plans for the new units adding that the old units are being demolished and replaced. Mr. Francis stated that he felt more confident after Ms. Wessler's explanation that there will be an improvement – old units being demolished and a privacy fence will be replaced and each unit will have parking in front. The property owner will be responsible for maintenance and not the tenant.

Jim Pappas, Fusco, Shaffer and Pappas, inc. 550 East Nine Mile Road, Ferndale – representative for the project was in attendance to respond to any questions.

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

Commissioner Zuellig moved that the Planning Commission designate 729 Maus as a "Nonconforming A" property with the following findings and conditions:

Findings:

- 1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Jugenitz and carried unanimously by voice vote.

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

Since there was no comment, Commissioner Zuellig moved to close the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Commissioner Zuellig moved that the Planning Commission designate 723 Maus as a "Nonconforming A" property, with the following findings and conditions:

Findings:

- 1) The application substantially complies with the ordinance.

The motion was supported by Commissioner Sandberg and carried unanimously by voice vote.

Commissioner Sandberg moved to open the public portion of the hearing on 610 and 614 First (Support: C. Zuellig) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Sandberg moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Jugenitz moved to recommend that the Planning Commission designate 610 and 614 First Street as "Nonconforming A" properties with the following findings and conditions:

Findings:

- 1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Hollifield and carried unanimously by voice vote.

Commissioner Straley moved to open the public portion of the hearing on 881 and 885 Madison (Support: N. Sandberg) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Jugenitz moved to close the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Commissioner Bedogne moved that the Planning Commission designate 881 and 885 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:

- 1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Jugenitz and carried unanimously by voice vote.

Commissioner Sandberg moved to open the public portion of the hearing on 951 and 955 Madison (Support: P. Hollifield) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Hollifield moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

Commissioner Straley moved that the Planning Commission designate 951 and 955 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:

- 1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Sandberg and carried unanimously by voice vote.

Commissioner Jugenitz moved to open the public portion of the hearing on 1004, 1008, 1012 and 1016 Monroe (Support: A. Bedogne) and the motion carried unanimously.

Ms. Wessler referred to her staff report dated 7 June 2015 with recommendation and findings. Commissioner Sandberg moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission designate 1004, 1008, 1012 and 1016 Madison as "Nonconforming A" properties with the following findings and conditions:

Findings:

- 1) The applicant substantially complies with the ordinance.

The motion was supported by Commissioner Hollifield and carried unanimously by voice vote.

4. Special Use Permit – 311 S. Grove – Complete Auto Sales & Service

Ms. Wessler stated that the conditional zoning expired when the new ordinance was adopted; therefore, the applicant had to re-apply for a Special Use again. In order to expedite this, she used the existing site plan that was submitted and approved last August. The property is zoned GC which requires a special use. She is asking that the Planning Commission approve this as one site plan but in two phases. The applicant has still not acquired the property to the north; however, if he did not acquire the property, the applicant would still be able to operate for auto sales. The conditional rezoning is off the table.

Further questions were asked by board members regarding landscaping, parking and screening.

Commissioner Zuellig moved to open the public portion of the hearing (Support: N. Sandberg) and the motion carried unanimously.

Ayad Jacksi, Owner of Complete Auto – stated that he is asking for approval since he feels that he has been treated unfairly and has spent considerable sums of money for applications as well as the time involved in resolving all of the issues. It has taken three years with numerous fees; every step meant another fee.

Chairman Johnson informed Mr. Jacksi that the board must look at all the contingencies if he is unable to acquire the property, but even if he does not, we would still permit auto sales.

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

Commissioner Zuellig moved that the Planning Commission approve the Special Use Permit application for auto sales at 311 S. Grove with the following findings and conditions:

Findings:

- 1) The application is substantially in compliance with Sec 122-165(b).

Conditions:

- 1) Special use approval shall be subject to approval of sketch plan

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

Commissioner Jugenitz moved that the Planning Commission approve the Sketch Plan for auto sales and minor repair, for 311 S. Grove with the following findings, waivers and conditions:

Findings:

- 1) The application substantially complies with Sec 122-127.
- 2) The application contains with two parcels with the south parcel consider Phased I and the north parcel considered Phase 2.

Waivers:

- 1) Grant waiver from foundation landscaping requirements, due to the auto-oriented nature of the existing nonconforming building.
- 2) Grant waiver from screening between land uses, due to the significant grade changes and existing vegetation.
- 3) Grant waiver from 20% of the parking requirement, due to the proximity of a bus stop, the border-to-border trail, and the sidewalk network.

Conditions:

1. Applicant will provide information regarding site lighting.
- 2) Applicant will provide street trees in accordance with adopted Forestry Plan.
- 3) Applicant will provide a bicycle parking space.
- 4) In the event that the Phase 2 parcel is NOT acquired within 1 year and developed within 2 years, applicant shall provide screening **on the North boundary of the Phase 1 parcel**, in compliance with 122-835

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

VI. NEW BUSINESS

1. Elections

Commissioner Zuellig moved to re-elect Rod Johnson as Chairperson (Support: P. Hollifield) and the motion carried unanimously on a voice vote. Commission Jugenitz moved to re-elect Cheryl Zuellig as Vice-Chair (Support: P. Hollifield) and the motion carried unanimously on a voice vote.

VII. OLD BUSINESS

1. Special Use Permit Revocation: 50 Ecorse, Used Car Sales

Ms. Wessler stated that the Old Big Boy has been demolished. This property is under the same ownership as the auto sales who want to use the property for the auto sales. Staff recommended that it be left on the table until the board sees the site plan.

Commissioner Hollifield moved to continue to table for one month with the following findings:

1. An apparent site plan and special use plan has been submitted.

The motion was supported by Commissioner Sandberg and carried unanimously.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. 50 Ecorse
2. Commissioner Sandberg resigned from the board due too personal reasons, adding that she was moving to Seattle, Washington. Chairperson Johnson thanked her for her dedication and input as a Planning Commissioner, wishing her well in her new endeavor.
3. Ms. Wessler stated that Commissioner Jugenitz had put a job description together for an EMU Student and hopes to bring to next meeting. It would be a three-year term. Ms. Wessler stated that the applications will go forward to the Mayor.

IX. COMMITTEE REPORTS

1. Non-Motorized Committee
 - Included in the packet were the minutes of May 7th and June 4th, 2015.
 - Chairman Johnson stated that Martha Cleary would like to be on the Non-Motorized Committee. Commissioner Bedogne added that she has just moved back to town and would like to be actively involved with the city. Commissioner Zuellig moved to recommend Ms. Cleary to the Non-Motorized Committee (Support: N. Sandberg) and the motion carried unanimously.

X. ADJOURNMENT

Since there was no further business, Commissioner Sandberg moved to adjourn the meeting (Support: C. Zuellig). The meeting adjourned at 9:23 p.m.



1 July 2015

**Staff Review of Special Use Application
Galaxy Plaza-Pars Auto Sales Parking
50-62 Ecorse Road**

GENERAL INFORMATION

Applicant: Jim Garmo
50-62 Ecorse Road
Ypsilanti, MI 48198

Project: Galaxy Plaza-Pars Auto Sales Parking

Application Date: 14 June 2015

Location: Southwest side of Ecorse Rd, south of Michigan Ave. and north of Towner St.

Zoning: GC- General Corridor

Action Requested: Special use permit (expansion) for Auto Sales.

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

A special use permit was approved in January 2002 for the auto sales with the restriction that only 10 spaces could be utilized for the display of used vehicles. Pars Auto Sales has had more than 10 automobiles on display in the past few years and thus are in violation of the special use permit. Several letters were sent to the owner advising of the violation and revocation of the special use permit. The owner was provided a deadline in which to submit a new special use permit application for the site or comply with 10 space limitation. The owner has submitted a new special use permit application and plans. It is assumed that with the expansion of the auto sales business that the parcels will need to be combined.

The total for both parcels is 2.52 acres; this includes both the 50 Ecorse and 62 Ecorse addresses, parcels # 11-11-10-267-002 and 11-11-10-267-010. Both properties front on Ecorse Road. (Note: The site plan received indicates the acreage much lower at 1.794 acres.) There is an existing ~15,000 square foot retail building and a ~500 square foot auto sales building. There are 84 spaces in the parking lot with an additional 10 spaces reserved for the display of used cars.

Zoned **GC- General Corridor**, automobile sales are allowed after approval as a special land use. Automobile sales establishments are regulated under §122-798 and allowed parking is regulated under §122-836. This requires 18 spaces.

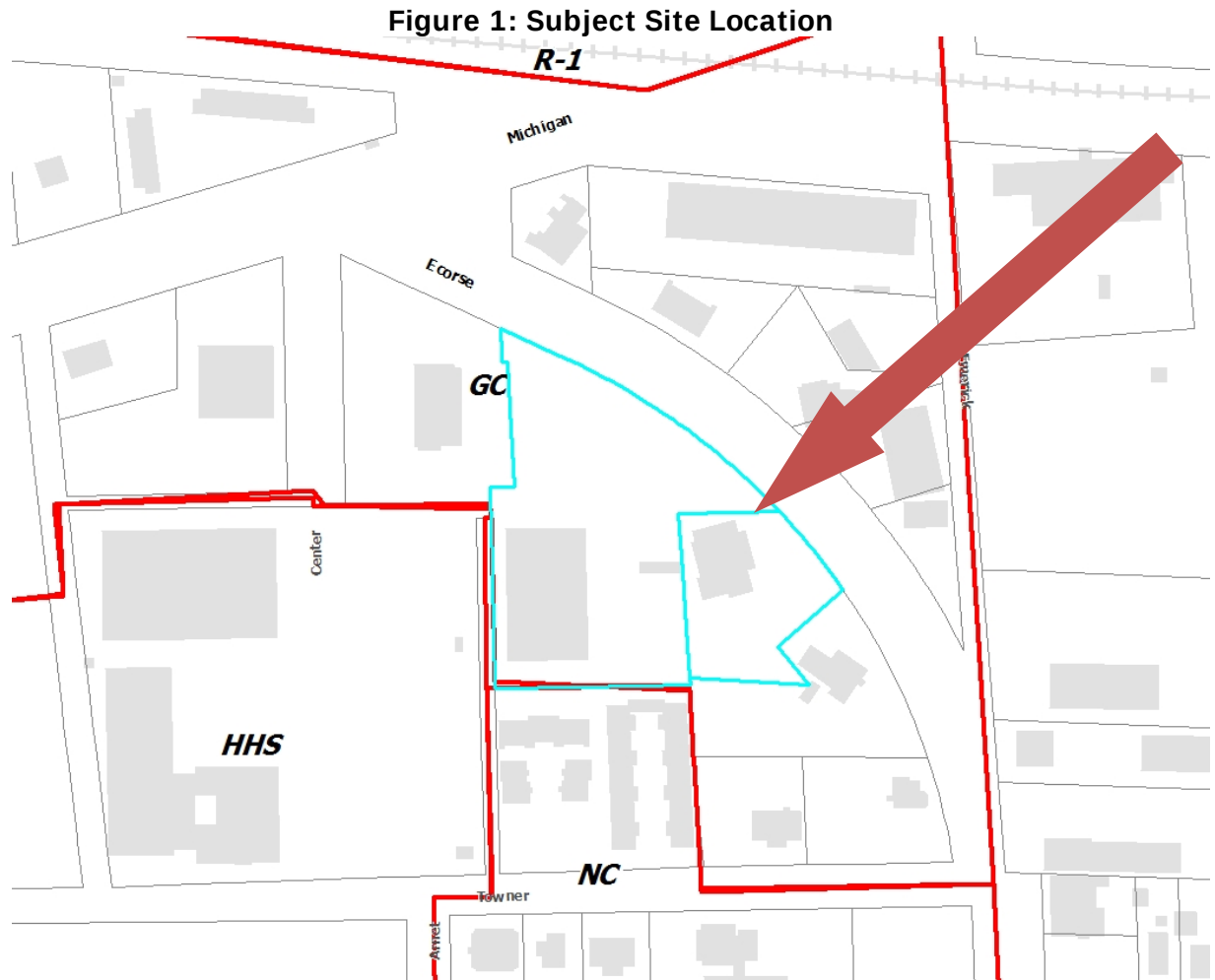


Figure 2: Site Aerial (2010)

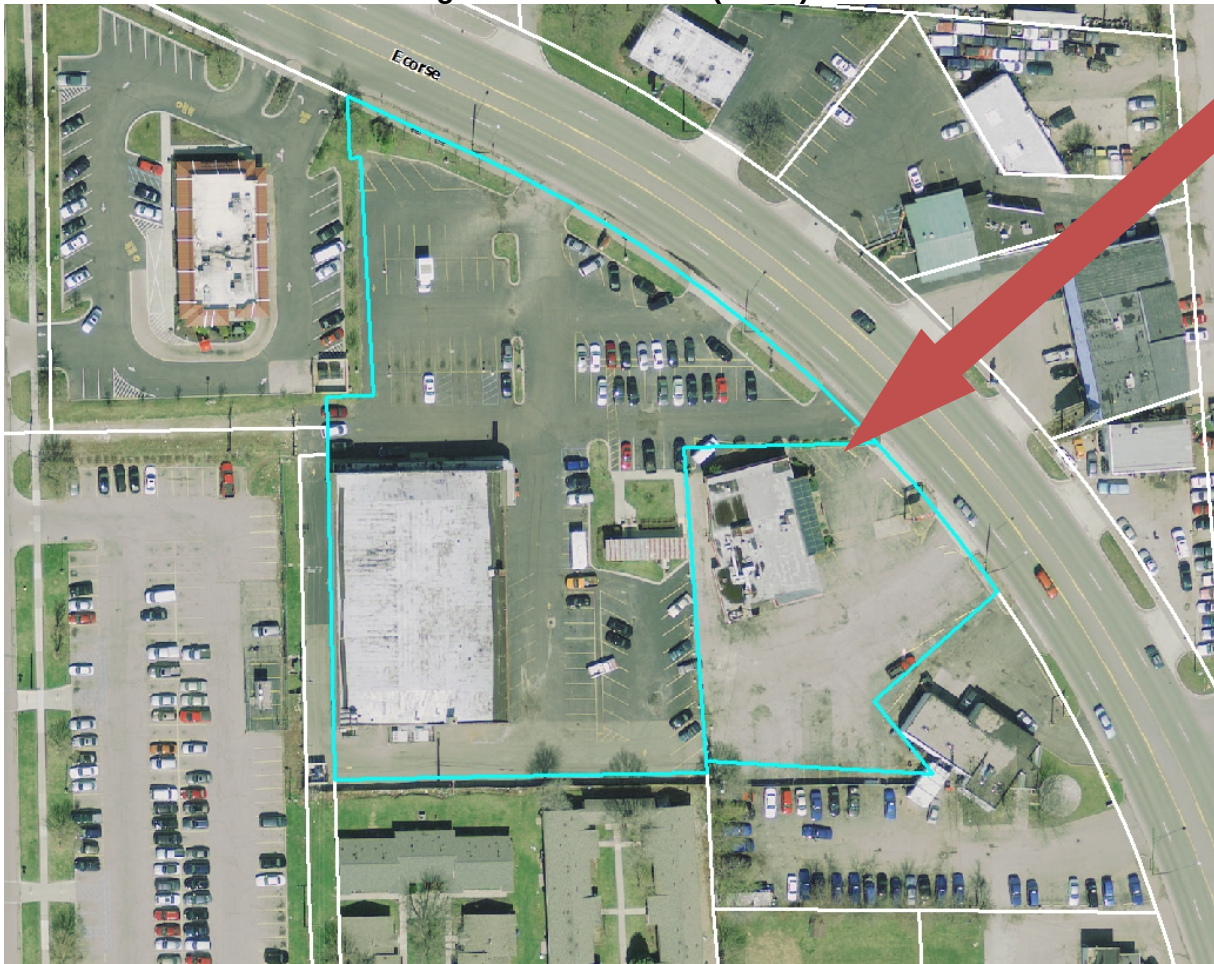


Figure 3: photograph of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Commercial/ Auto Repair Garage	GC
EAST	Vacant lot	GC
SOUTH	Public Housing/ Cab service	NC/GC
WEST	Restaurant/ Health Center parking lot	GC/HHS

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 proposed is an expansion of the special use that is currently in this location. The scale and intensity of the use, generally speaking, is not incompatible with other GC uses. However, the existing business has been an enforcement challenge over the past year, particularly regarding parking.

- (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: The proposed plan calls for a relocation of some display vehicles and, apparently, inventory, to 62 Ecorse, increasing the overall number of vehicles for sale. Although this may lessen the impact of the current inventory on the shared parking, there is no clear delineation shown between "for sale" areas and areas that will be for customer parking.

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

COMMENTS: The applicant is proposing a change of use for 62 Ecorse from restaurant (vacant) to auto sales. No structures are proposed for the expanded outdoor sales area.

- (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: The proposed plan furthers the status quo; no sidewalk is proposed for the Ecorse frontage at 62 Ecorse; no bicycle parking is proposed; many curbcuts remain.

- (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

Items to be addressed: Increased delineation of "parking" versus "inventory is required; likewise, delineation between this use and other same-parcel uses. Increased attention to nonmotorized infrastructure required. Other issues as discussed in the site plan review.

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)

"The proposed site plan conforms with all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
GC: BUILDING TYPE §122-274	Determined by lot size		Single story commercial (x2)	Unchanged
LOT REQUIREMENTS				
Width ft	Min 50	Max 300	~320 (11-10-267-002) ~180 (11-10-267-010)	Unchanged. Applicant to combine parcels.
Depth ft	Min 100	Max 300	~402 (11-10-267-002) ~196 (11-10-267-010)	Unchanged. Applicant to combine parcels.
Area sf	Min 7500	Max 90,000	~128,000 (11-10-267-002) ~35,000 (11-10-267-010)	Unchanged. Applicant to combine parcels.
Coverage %	Min -	Max 60%		Unchanged. Applicant to combine parcels.
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 5	Max 15	~200 (retail) ~177 (auto)	Unchanged
Side setback ft	Min 0	Max -	~6 (retail) ~166 (auto)	Unchanged
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	~126 (auto) ~30 (retail)	Unchanged
Frontage buildout %	Min 50	Max 100	0	Unchanged
Height stories	Min 1	Max 1	1	Unchanged
PARKING PROVISIONS	Location: Side, Street-side and Rear yards		Front, side and rear	Unchanged

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-798 Open-front of open-air businesses: outdoor sales of new or used automobiles	All loading and parking areas for open air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent public rights-of-way. Curbs or wheel stops shall separate parking areas from all sidewalks.		No loading shown. No wheelstops shown. Boundaries of site unconfirmed by survey.
	All areas of a front yard or street side yard which are not landscaped, shall be provided with a concrete or plant-mixed bituminous surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.		The plan shows two existing approaches to be enclosed however there is no detailed landscape plans for either of those areas or the rest of the landscaping. Applicant to submit a landscaping plan.
	Driveway access to the outdoor business area shall be at least 50 feet from the intersection of any two streets.		Met
	The location, layout, design, or operation of the outdoor business shall not impair the continued enjoyment, use, and future development of nearby properties. The use shall not generate excessive noise, odors, dust, or other impacts. The Planning Commission may specify hours of operation and stricter screening mechanisms to assure compatibility with adjacent uses.		No screening provided, no wheelstops provided, boundaries of site unconfirmed by survey.
	No major repair or major refinishing is permitted on the outdoor sales lot.		Note on site plan that no repair or refinishing shall be permitted.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	All lighting shall be shielded from adjacent residential properties and public rights-of-way.		A note on the plan states "all existing and proposed exterior building lighting shall not shine on the right-of-way. Exterior lighting shall shine downwards." This is insufficient; applicant to submit a lighting plan.

Items to be Addressed:

1. Applicant to submit lighting plan.
2. Applicant to revise and resubmit parking details, including pavement details, wheelstops, and loading zones.
3. Applicant needs to submit a landscaping plan.
4. Applicant to note on site plan that no repair or refinishing will take place on the site.

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 main building is located toward the middle of the parcel on the east side of the lot. Parking is located north of the building, to the west of the building and at the south. It is unclear which spots will be designated as the parking for the car lot customers. There are no accessory buildings and trash enclosures are not addressed on the plans. The existing site arrangement is nonconforming, and no changes are proposed.

Items to be addressed:

1. 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."

Two approaches will be closed and three existing entrances/exits will remain. The repair of the existing sidewalk is called for in the plans. The asphalt parking lot will be repaired as needed and a new lot will be created for the

display area, however the plans are not clear on the location. Circulation may be an issue in some lanes due the plans calling for a minimum length. No sidewalk is shown on 62 Ecorse, nor any information about pedestrian or bicycle circulation. Two barrier free spaces are shown for the entirety of the site.

Figure 6: Requirements

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
GC: §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	Both parcels share parking.	Applicant to submit more detail about how parking and inventory areas are delineated, as well as access to/from adjacent sites.
	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)	Parking space sizes not indicated in the plans.	Need dimension for the spaces.
§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	Walkway from parking to building needs to be re-stripped.	Restriping is indicated on the plan but not all crosswalks are addressed.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Three egress points will be closed. Those that remain will be unchanged.	Unchanged. No alignment across Ecorse is shown. Applicant to show more detail.
	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.	Drives are at last 10' in width.	Unchanged.
	Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards.	Asphalt parking currently, with planned additions and repairs.	Show more detail about surfacing material.

Drainage	All off street and loading areas shall be graded and drained to public storm sewers	Storm water methods are said to be maintained.	Show storm water detail; direction of drainage and method of handling.
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.	No details provided in plans.	Note on plan.
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	Plans indicate existing concrete walks and no wheel stops at all spaces.	Applicant needs to add wheel stops to all spaces or curbing.
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	Lighting is not indicated on the plans.	Applicant needs to submit a lighting plan.
Screening & Landscaping (internal)	1 tree per 8 spaces	18 trees are indicated as existing on site.	No trees are shown on 62 Ecorse site. Trees shown on 50 Ecorse as existing are largely dead and must be replaced.
	1 landscape island for each 16 spaces	There are currently only 4 islands internal to the parking lot.	Not provided.
	Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater	Dimensions are not indicated on the plans.	Not provided.
	All aisle-ends & corners protected w curbed island	All aisle-ends and corners are not protected with curbed islands.	Applicant needs to include curbed islands for all aisle-ends and corners in the lot.

		3' between curb and planting (5' if vehicle overhang)	Dimensions are not indicated on the plans.	Not provided.
	Screening & Landscaping (perimeter)			
		3'-4' screen 80% opacity where visible from ROW	Dimensions are not indicated on the plans.	Not provided.
		Landscaped areas, walls, structures, walks- must be protected by curbing	Plans indicate this is met.	Plans indicate this is met.
§122-836	Motor spaces	1 for each 500 square feet of usable floor space of sales room, plus 1 for every 500 square feet of outdoor sales area, plus 1 for each 1 auto service stall in service areas, plus 1 space per employee on the largest employment shift.		Calculations shown are not those in current ordinance. Applicant to revise, and to calculate total outdoor display area.
	Bicycle spaces	1 per 5 motor spaces, minimum of 2	Not provided.	Provide bike parking.
122-837	Parking discounts	Transit	Bus stop is nearby at the county Human Services Center.	
		Alternative Vehicles	Not provided	
		Bicycle	Not provided	
		PC discretion, special circumstances not listed above		
§122-647	SIDEWALKS	provide a sidewalk or shared-use path	Partially provided.	Continue sidewalk on 62 Ecorse.
§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 At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		A more detailed landscape plan is needed.

Items to be Addressed:

1. *Submit complete lighting plan.*
2. *Submit complete parking plan.*
3. *Submit complete landscaping plan, with species of plant material.*
4. *Provide accurate parking calculations.*
5. *Provide bike parking.*
6. *Provide a sidewalk.*

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.

No engineering required at this time due to no addition to impervious surface. However, storm drainage may require engineering review; inadequate detail shown at this phase, and closure of Ecorse curbcuts may require engineering or MDOT review.

Items to be Addressed: EMore detail regarding stormwater management and curbcut closures is required.

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, walls, 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 7: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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	No light plan provided.	A light plan needs to be submitted by applicant.
§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	Not shown	Refuse containers need to be indicated in detail on the plans.
§122-702 Landscape plan		No detailed plan for landscaping is provided.	A detailed plan for landscaping needs to be provided.
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees	~370/ 30"=12	No street trees are shown. Due to existing MDOT roadbed, challenges exist. Waiver requested.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Conformance with Urban Forestry plan		
§122-707 Foundation Landscaping <i>Required in MD, PMD zoning districts and with (Large Footprint) Single Story Commercial Buildings on front or sides of buildings facing public ROW, parking, or other access</i>	6 shrubs per 30 lineal feet of applicable building frontage in 6' wide planting area	~150'/30' = 5	Plans appear to indicate that there will be foundation landscaping, however more details are needed.
§122-708 Site Landscaping	10%	~163,000*.10 = 16,300	
§122-710 Exterior Electrical	Screen when visible from any primary visual exposure area	n/a	n/a
122-711 Landscape Elements	Quality, composition, berms, spacing, species		
	Credit for existing vegetation		
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system	Plans indicate that owner will maintain.	Unchanged.

Items to be Addressed:

1. Applicant to provide lighting, landscaping, and parking plans in conformance with ordinance.
2. Waiver requested for street tree provision.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-128(10)

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

FIRE DEPARTMENT

As applicant is requesting a curb cut closure and changes to parking area circulation, Fire Department review was required. Fire Department has no objection to the proposed changes.

MICHIGAN DEPARTMENT OF TRANSPORTATION

The applicant is responsible for obtaining permits from the Michigan Department of Transportation before beginning work on any portion of the State right-of-way, including sidewalks, curbs, and driveways on Ecorse.

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."

Vacant, underutilized space will be utilized in this plan. A vacant and dangerous building has been demolished at 62 Ecorse, which is helping to increase the safety of the City, improve its image, and removes a barrier for development, for which we thank him. However, expansion of the use in the proposed manner does not further the goals of the master plan.

Items to be Addressed: None.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **deny** the Special Use Permit for Auto Sales at 50-62 Ecorse Road with the following findings:

Findings: The application does not substantially comply with §122-165(b).

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **deny** the Site Plan for t Auto Sales at 50-62 Ecorse Road with the following findings:

Findings

1. The application does not substantially comply with §122-127. Applicant has failed to show compliance with the letter and the intent of the ordinance.

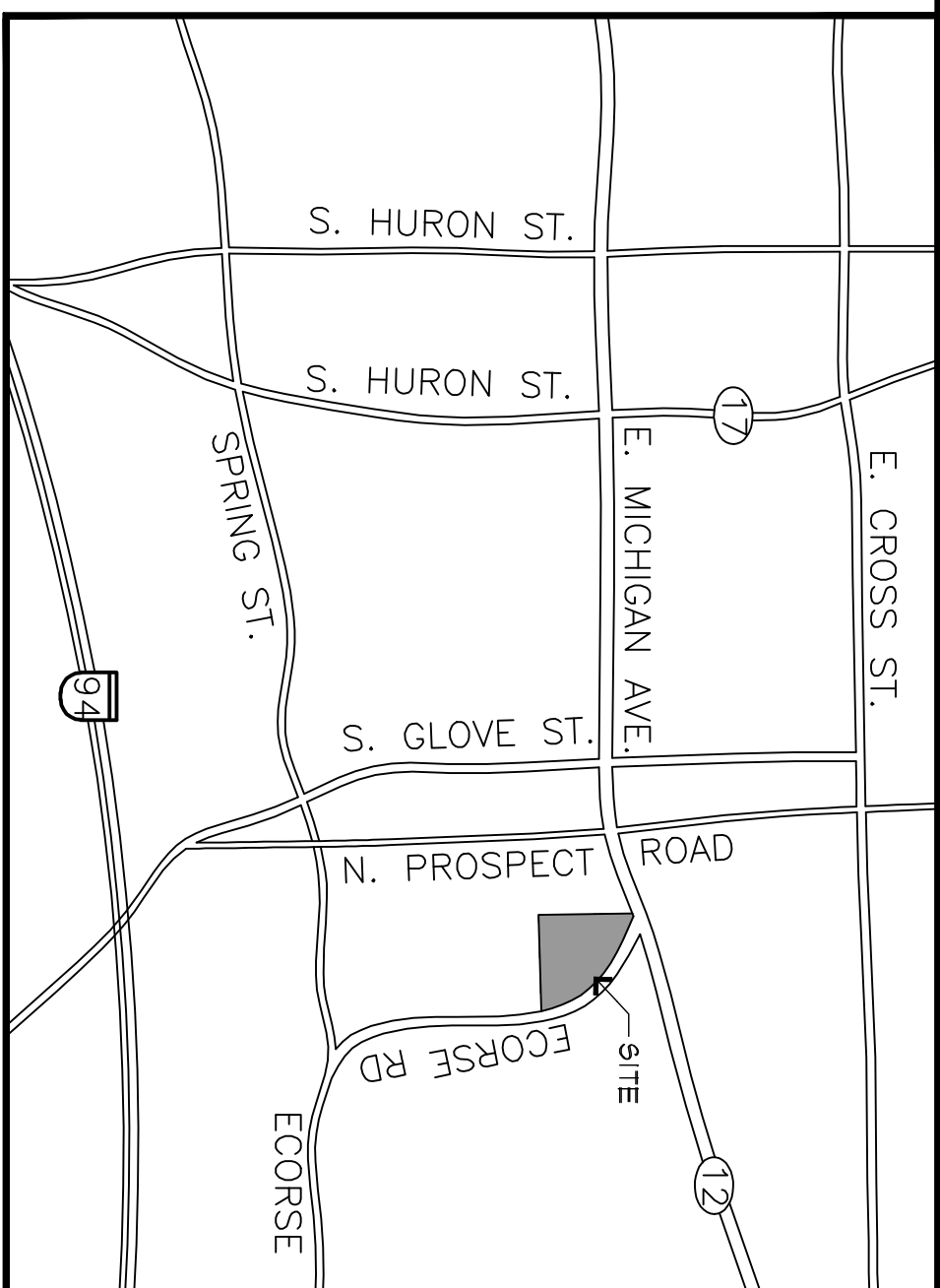
Note: per 122-172, No application for a Special Use Permit which has been denied wholly or in part by the Planning Commission may be resubmitted for a period of 365 days following the date of such denial, except on grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

Bonnie Wessler
City Planner, Community & Economic Development Department

Cynthia Kochanek
Associate Planner, Community & Economic Development Department

CC File
 Applicant

Property Description:
Land located in the City of Ypsilanti, County of Washtenaw, State of Michigan, described as follows:

[illegible]

SCALE: NONE

		
509 E. 12 MILE ROAD, SUITE A MADISON HEIGHTS, MI 48071 TEL: (666) 396-3882 FAX: (666) 396-3882 E-mail: madpvtc@pyd.com		
DESIGNED BY: Inad Polres		
REVISIONS:		
1-	SITE PLAN	06/14/15
2-		
3-		
4-		
5-		
6-		
7-		

SITE DATA:

EXISTING ZONING: B-4 (GENERAL BUSINESS DISTRICT)

SITE AREA: 18,448 SF. ± 1794 ACRES

EXISTING USE: DOLLAR GENERAL (MERCANTILE)

EXISTING USE: KUZAYA ENTERPRISE (PARK USED CAR SALE)

TOTAL BUILDING AREA: 15,000 SF.

AUTO SALES BUILDING AREA: 5000 SF.

EXISTING BUILDING HEIGHT: 20'-0"±

PARKING REQUIREMENTS (SECTION 122.236)

RETAIL STORES: 1 FOR EACH 1000 SQUARE FEET OF GROSS FLOOR AREA

USABLE FLOOR AREA = 15,000

TOTAL PARKING SPACES REQUIRED: 15,000 / 100 = 15 SPACES

EXISTING PARKING SPACES PROVIDED = 84 SPACES

PARKING SPACES PROVIDED FROM DISPLAY AREA REMOVAL = 1 SPACES

ADDITIONAL PARKING SPACES PROVIDED ON BIG BOY LOT = 45 SPACES

TOTAL PARKING SPACES PROVIDED = 136 SPACES

EXCESS PARKING SPACES: 61 SPACES TO BE USED FOR AUTO CAR SALE

PARKING SPACES: 45 DISPLAY CARS

1. MAINTAIN EXISTING MAIN APPROACHES ON ECHOSE ROAD AS INDICATED.
2. CLOSE EXISTING APPROACH ON ECHOSE ROAD AS INDICATED, SALVAGE EXISTING CONCRETE AND CONSTRUCT NEW CURB AND GUTTER PER MDOT REQUIRED MATCH EXISTING.
3. ALL EXISTING AND NEW LANDSCAPE MATERIALS TO BE MAINTAINED BY OWNER PROPERTY.

14. SITE PLAN SHOWN IS FOR SPECIAL USE PERMIT APPROVAL FOR THE PAR3 AUTO SALES ENGINEERING PLANS SHALL BE SUBMITTED TO THE CITY OF TYPALANT FOR FINAL BUILDING PERMIT APPROVAL.

PROJECT NO.: 013-08

FILE NAME: Ecorse

50 ECORSE ROAD
YPSILANTI, MI 48198

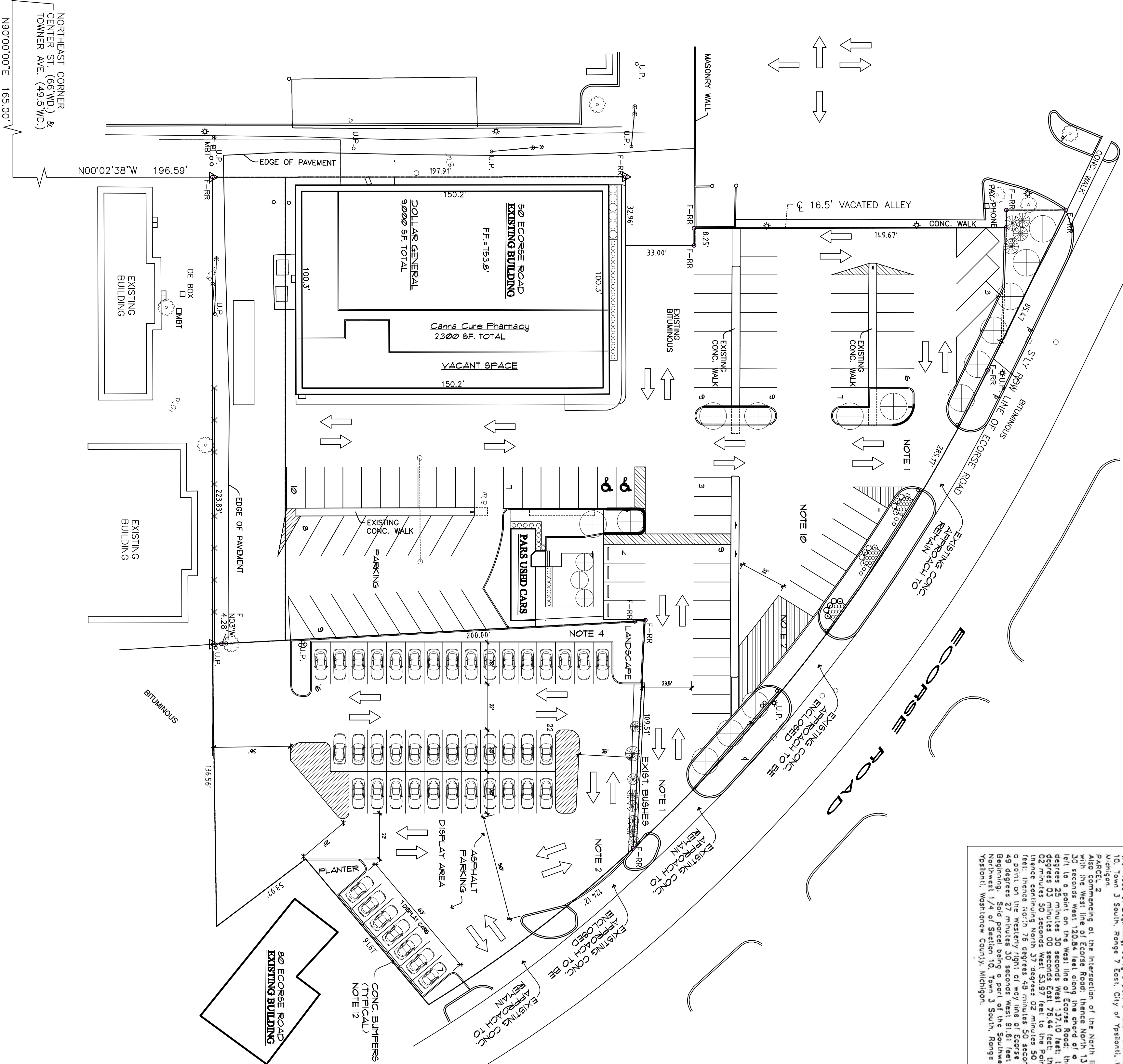
SEAL / SIGNATURE

DATE _____

DATE: 04/14/2014

DATE: 04/14/2014

SP02



SCALE 1" = 30'



NORTH



9 July 2015

**Staff Review of Rezoning Application
Map Amendment (Rezoning): Towner Street & Arnet
711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner,
750 Towner**

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Project:	Map Amendment (Rezoning): Towner Street & Arnet
Application Date:	1 July 2015
Location:	Towner & Arnet St, between S Prospect and Ecorse Rd
Zoning:	NC- Neighborhood corridor
Master Plan:	SD-Special Districts (p 78)
Action Requested:	Rezone to HHS- Health and Human Services
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Rezoning is requested for a six parcels:

- **711 Towner:** 11-11-10-267-003, 1.045 acres, public housing
- **103 Arnet:** 11-11-10-330-018, 0.271 acres, medical
- **700 Towner,** 11-11-10-330-005, 0.235 acres, office
- **720 Towner,** 11-11-10-330-004, 0.257 acres, single family
- **730 Towner,** 11-11-10-330-003, 0.272 acres, 2 apartments
- **750 Towner,** 11-11-10-330-002, 0.870 acres, community center

The properties are currently various uses, ranging from single family to a community center. The City wishes to re-zone this area to health and human services, since the majority of buildings are utilized for a community center, medical or similar uses.

Figure 1: Subject Site Location & Zoning

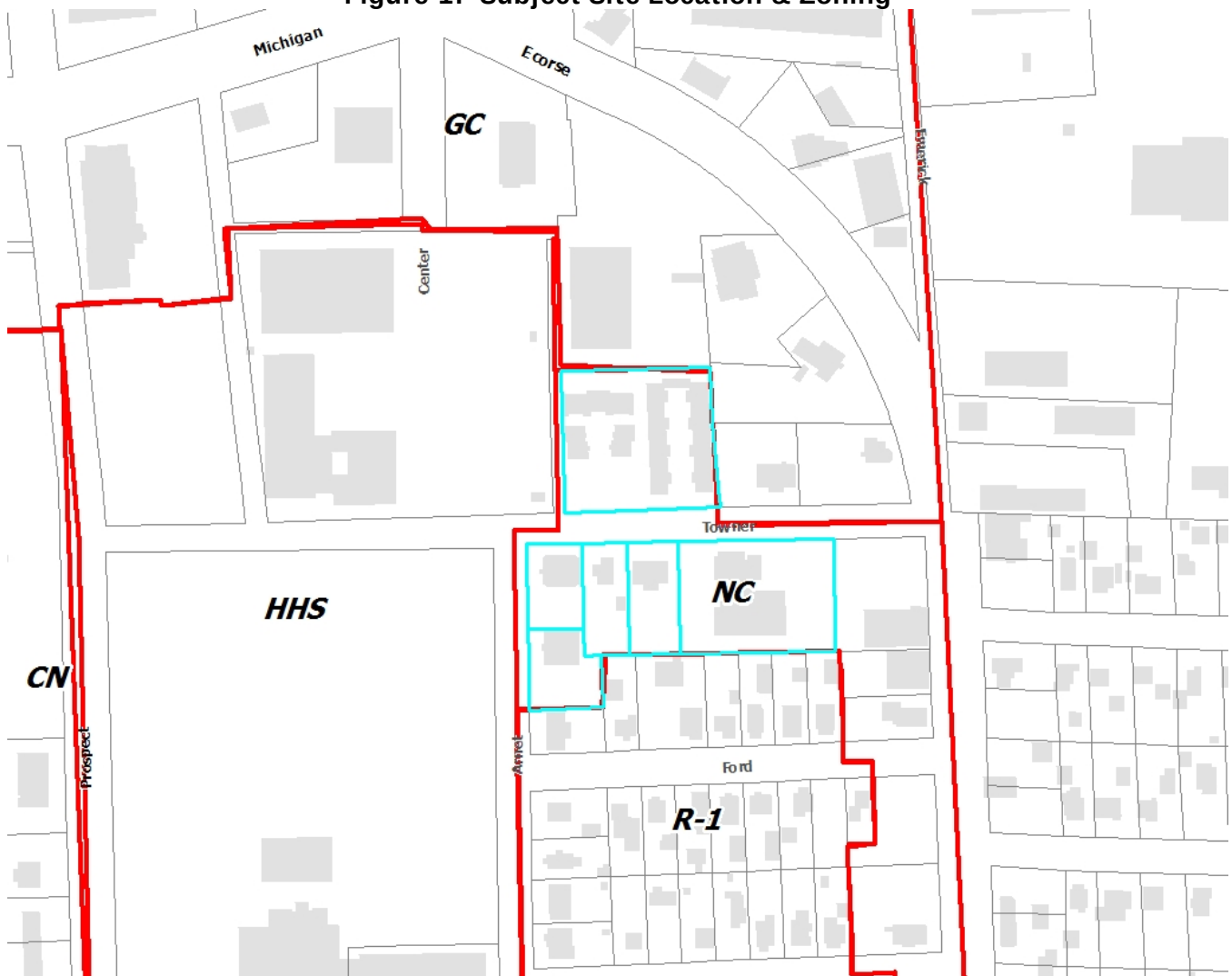
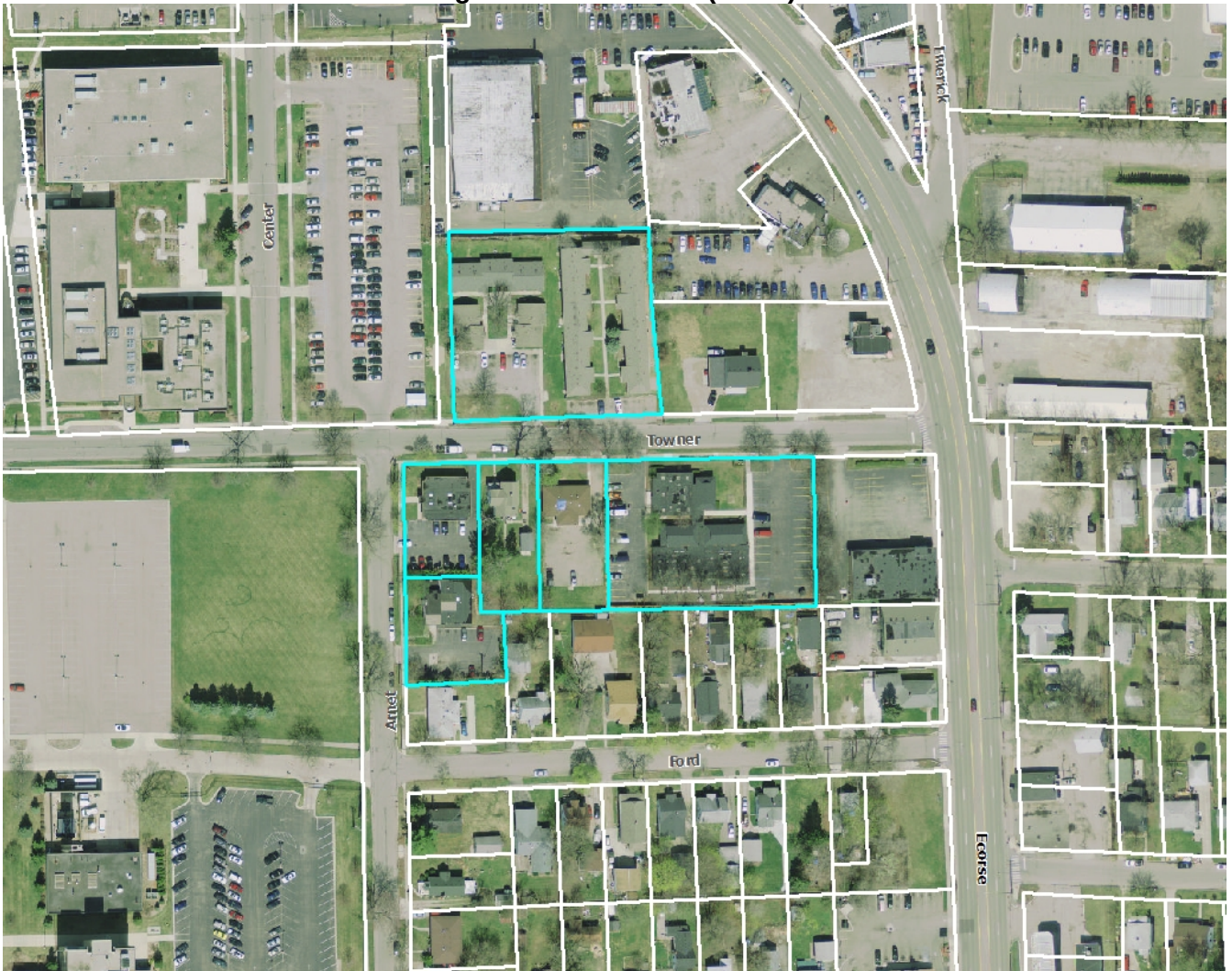


Figure 2: Site Aerial (2010)



MASTER PLAN

The subject properties are adjacent to the "Towner Health and Human Services area." The goal for this area is "to support our existing cluster of medical health and human service offices. Intended to reconnect street grid and integrate the area with the surrounding corridors and neighborhoods."

The current zoning map, below, shows the block is already largely health and human services to the west of these properties.

Figure 3: Zoning Designations

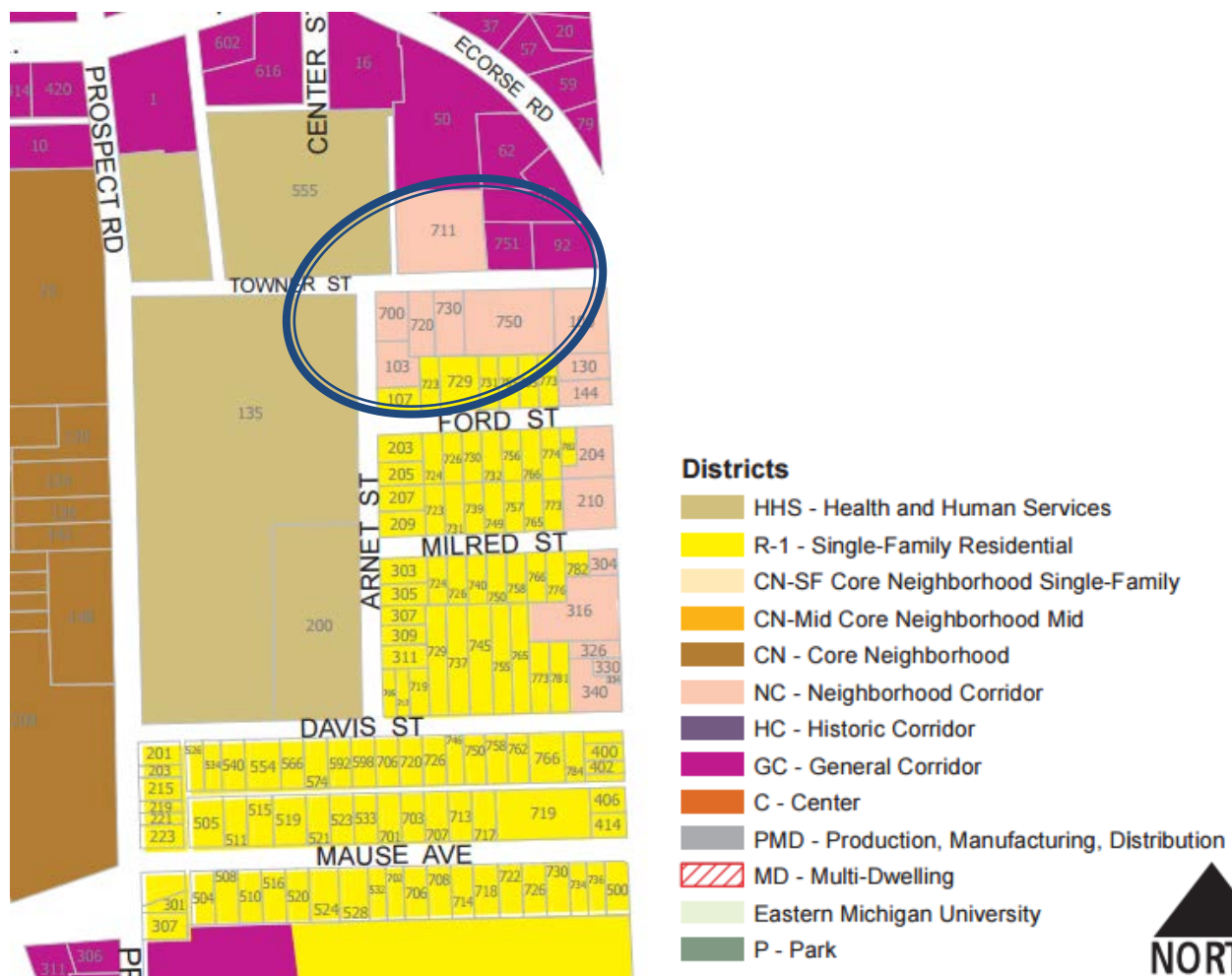
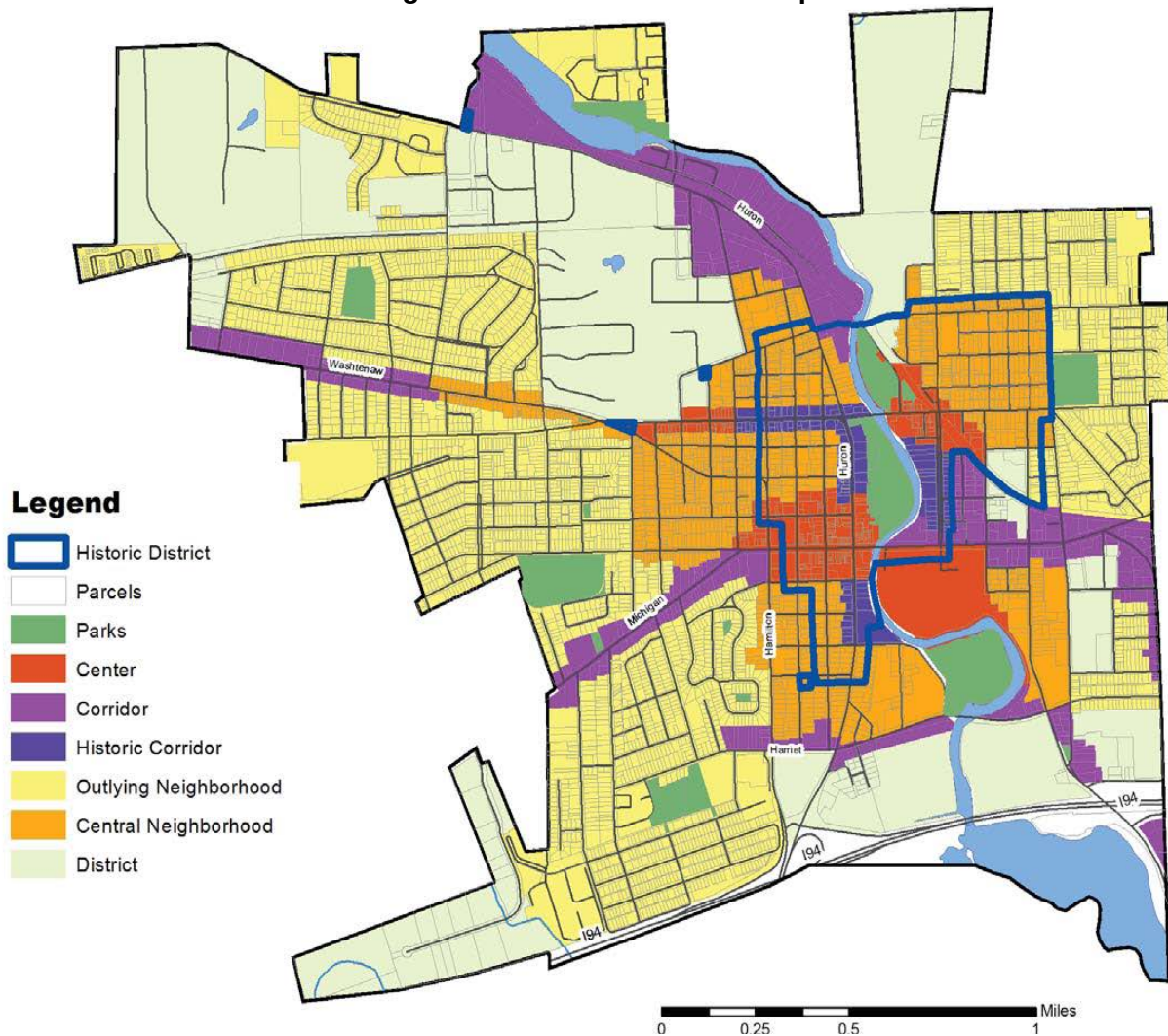


Figure 4: Future Land Use Map



EXISTING LAND USE AND ZONING

Sis parcels are under consideration for rezoning; they are currently used for a various purposes including public housing, medical, offices, single family residential, 2 apartments and municipal.

Figure 5: Surrounding Land Use and Zoning

	LAND USE	ZONING
NORTH	Commercial and Retail	GC- General Corridor
EAST	American Legion and commercial	NC- Neighborhood Corridor
SOUTH	Single family dwelling	R-1- Single Family Residential
WEST	Medical and Municipal offices	HHS- Health and Human Services

REZONING IMPLICATIONS**INTENT**

The stated purpose of NC is “designed around existing higher traffic roadways, this district intends to provide a lower density mix of multi-family homes and stores aligned with the character of surrounding neighborhoods.”

HHS, in contrast, is to provide “support our existing cluster of medical health and human service offices. Intended to reconnect street grid and integrate the area with the surrounding corridors and neighborhoods.”

Figure 6: Permitted uses in existing and proposed zonings. Uses not currently permitted are in bold type.

P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted

USES	NC	HHS
RESIDENTIAL		
Two-family dwelling units	P	P
Multiple Family Dwellings, maximum of 4 units per building	P	
Multiple Family Dwellings, more than 4 units per building	S	
Multiple Family Dwellings, maximum of 6 units per building		P
Multiple Family Dwellings, more than 6 units per building		S
Apartments located above ground floor of permitted nonresidential uses	P	P
Home Occupation	A	A
Group living with support staff, not licensed by State of Michigan	--	P
Family Child Care Home	A	A
Adult foster care family homes	A	A
Group Child Care Home	A	A
GROUP LIVING		
Group residence, maximum of 6 residents	--	P
Group residence with 7 or more residents	--	S
Roominghouse	--	S

Adult foster care small & group homes, adult congregate facilities	--	P
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.	--	S
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Parks	P	P
Outdoor recreation	S	A
Museums & libraries, less than 15,000 square feet	P	--
Museums & libraries 15,000 square feet or more	S	--
Primary & Secondary Schools (public & private)	S	--
Post-secondary educational institutions (public & private)	S	S
Religious institution	S	--
Private assembly, banquet hall allowed	S	--
Indoor recreation less than 15,000 square feet	P	P
Indoor recreation more than 15,000 square feet	--	P
Municipal, county, regional & state service uses	P	P
Public Art	A	A
SERVICES		
Business and professional offices less than 15,000 square feet	P	P
Business and professional offices, 15,000 square feet or more	S	P
Financial services, including banks, less than 15,000 square feet	P	P
Financial services, including banks, 15,000 square feet or more	S	P
Adult drop-in center	--	P
Homeless Shelter	--	P
Personal service establishments, less than 15,000 square feet	P	P
Personal service establishments, less than 15,000 square feet	--	P
Offices for skilled trade services including but not limited to plumbing, electric, heating, and painting establishments	S	--
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S	--
Bed & Breakfast or Inn	S	--
Child Care Centers	P	P

Funeral homes	S	S
Nursing Homes	--	P
Laundromats and dry cleaners, less than 15,000 square feet	P	--
Medical or dental offices	P	P
Medical or dental clinics	S	P
Hospitals	--	P
Substance abuse treatment facilities	--	S
Veterinary hospitals and clinics	S	--
Catering services, less than 15,000 square feet	P	P
Catering services, more than 15,000 square feet	--	P
COMMERCIAL		
Retail stores, less than 15,000 square feet	P	P
Resale stores	P	--
Arts & crafts studios	P	--
Food stores, excluding sale of alcohol, less than 15,000 square feet	P	P
Food stores, excluding sale of alcohol, more than 15,000 square feet	--	P
Food stores, with sale of alcohol, less than 15,000 square feet	S	--
Farmers' market and other organized markets	P	P
Outdoor retail sales	S	--
RESTAURANTS		
Carry-out and/or delivery restaurant	P	P
Café or coffee shop	P	P
Cafeteria	--	A
Sit-down, with seating limit of 50 seats	P	--
Bar/Lounge	S	--
Tasting room and accessory to microbrewer/ small distiller/ small wine maker	S	--
Fast Food	S	--
Outdoor cafes	A	--
AUTO-ORIENTED		

Automobile Filling Station - no repair	S	--
Automobile Share Parking	A	A
Parking Garage	--	S
RESEARCH		
Craft production, clothing production or food production, less than 16,000 square feet	P	--
Microbrewer/ small distiller /small wine maker, less than 16,000 square feet	P	--
Wholesale or distribution facility with total gross floor area of less than 16,000 square feet	S	--
Laboratories	--	P
TEMPORARY USES		
Temporary permitted use in vacant storefront	P	--
Food concession sales	P	P
INFRASTRUCTURE		
Essential Services	P	P
Communication Devices	A	A
Alternative Energy	A	A
Stormwater Control	A	A
Passive solar structure (greenhouse, hoophouse, etc.)	A	A
Community gardens	A	A
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	--	A
Operation between 2 a.m. and 6 a.m. during any 24-hour period	S	S
Drive through facilities	S	--
Ongoing outdoor retail sales or display	S	--
Outdoor storage	S	--

REZONING CONSIDERATIONS**§122-63(b)**

The following are generally accepted criteria for evaluating a rezoning request and staff responses to each:

- 1) *Is the rezoning consistent with the policies, guiding values and City Framework (Future Land Use Map) of the Master Plan, including any subarea or corridor studies. If conditions have changed since the current Master Plan was adopted, the consistency with recent development trends in the area.*

Possibly. The City Framework Map in the Master Plan recommends that the future use of this parcel be “corridor”, however the Health and Human Services district is adjacent. This use is more suitable to this particular area. This area is addressed in the following excerpt from the Master Plan,

The area on either side of Towner between Prospect and Arnet Streets is home to the Washtenaw County Service Center to the north and a medical facility to the south. Both provide services for the City and the County. (p 62)

- 2) *The rezoning sustains the site's physical, geological, hydrological and other environmental features with the potential uses allowed in the proposed zoning district.*

Yes. Many of the same structures, with the exception of single family residential, are permitted uses in both the zones. Two-family dwelling, multiple-family dwellings of 6 units or less and many commercial and office uses are permitted in HHS. Multiple-family dwellings or more than 6 units would need a special use permit.

- 3) *The property proposed to be re-zoned can accommodate the requirements of the proposed zoning district without creating the need for multiple non-conforming uses.*

Yes. The HHS district allows for many similar uses and the NC.

- 4) *All the potential uses and building types allowed in the proposed zoning district are compatible with surrounding uses, buildings, and zoning in terms of land suitability, impacts on the environment, impacts on the transportation network, density, nature of use, aesthetics, infrastructure and potential influence on property values.*

Yes. The current uses of multiple-family dwellings of 6 units or less and many commercial and offices are permitted in HHS. Multiple-family dwellings or more than 6 units would need a special use permit.

- 5) *Is the capacity of City infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City?*

Yes. The current infrastructure would sustain the area; however it could use some expansion and further support to assure access by all modes of transportation.

- 6) *Will the rezoning be detrimental to the financial stability and economic welfare of the City?*

No. This will help to foster the existing node of HHS in the area.

- 7) *Would the rezoning negatively impact the condition of any nearby parcels considering existing vacancy rates, current per-square-foot lease or sale rates, and other impacts*

No. The HHS zoning would allow for less variation and intensity of use in the area.

- 8) *The rezoning is consistent with the trend of development in the neighborhood or surrounding area.*

Yes. The current uses for the adjacent HHS district and for two parcels are medical and municipal. Also the multi-family dwellings that already exist would be permitted in the HHS.

- 9) *The property in question was improperly zoned or classified when this Chapter was adopted or amended.*

No.

10) Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or than amending the list of permitted or special land uses within a district.

Correct.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the rezoning for 711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner, 750 Towner with the following findings:

1. The rezoning is consistent with the goals, policies of the Master Plan.
2. The proposed zoning of the site is consistent with existing and planned surrounding zoning districts and land uses.
3. The proposed boundary for the rezoning is appropriate, based on the existing character of the site, the uses permitted in the proposed and existing zoning districts, natural features, and the character and use of adjacent properties.
4. The rezoning will not result in an unplanned and isolated zones, it will connect to the adjacent HHS district.

Bonnie Wessler
Planner I, Planning and Development Department

c.c. File



Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 10 July 2015
Subject: Midyear Zoning Code Update and "bugfixes"

Background

Planning Commission and City Council adopted a new Zoning Code in December, which became effective in January of this year. Since that time, staff has been tracking issues and bugs with the code, ranging from reference errors and misattributed figures to potentially larger issues. In a fit of hope and driven by the imminent demise of the Ypsilanti Courier/Washtenaw NOW!, staff noticed a public hearing for these text amendments, but they are not yet in a presentable form. Instead, staff presents to Planning Commission questions on some of the more challenging issues.

Issues

- 1) The Historic Corridor is primarily located along Huron, River, and West Cross. Dimensionally, many of the sites face the same challenges as sites in the Center district, and locationally, have the same advantages of a dense, walkable network. In the Center district, when uses change on the first floor, they do not need to provide additional parking (122-832(3)). Staff would like to discuss extending that provision to uses in the HC district.
 - a. Read in a certain way, 122-832(3) could seem to exempt stand-alone parking lots in the C district from parking standards in Article XIII. That is not the case; staff will clarify. (Note: this would not be presented as a discussion item (nor are similar changes), were it not for staff's assumption that the Commissioners read the section and were, for a moment, of that mindset.)
- 2) In the General Corridor District, medical marijuana dispensaries were omitted despite previously having been a permitted use in these areas. As GC is somewhat of a hybrid of the former CI and B4, it is already "home" to grow operations. Two dispensaries are nonconforming because of this change. One grow facility continues to operate legally with its special use permit. Staff would like to discuss allowing dispensaries in GC as a permitted use, and grow facilities as a special use. All standards specific to these uses will remain.
- 3) Fencing: there are no regulations for fencing in the Center district. Further, section 122-713 classes commercial and industrial uses together. This issue warrants some discussion and associated direction.



City of Ypsilanti
Planning and Development Department

10 July 2015

**Staff Review of Modification of Sign Standards
Growing Hope – Farmer's Market
16 S Washington**

GENERAL INFORMATION

Applicant: Laura Gillis on behalf of Growing Hope

Project: Growing Hope
16 S Washington
Ypsilanti, MI 48197

Application Date: 18 June 2015

Location: Downtown; west side of Washington, south of Michigan Ave

Zoning: Center

Action Requested: Approval of a modification of sign standards request for mounting a rooftop sign

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

The parcel is approximately a third of an acre in size, fronting on South Washington Street. There is an existing ~500 square foot building, a covered area formerly used as a drive-through, and large paved area formerly used as a parking lot. The applicant has converted the site to a farmer's market. Farmer's Markets and other organized markets are a permitted use in the Center district.

The applicant is proposing a roof sign. Roof signs are prohibited within the City, and defined as a sign. "... constructed and maintained upon or above the roof of a building, marquee, or parapet wall and which is wholly or partially supported by such building."

Figure 1: Subject Site Location

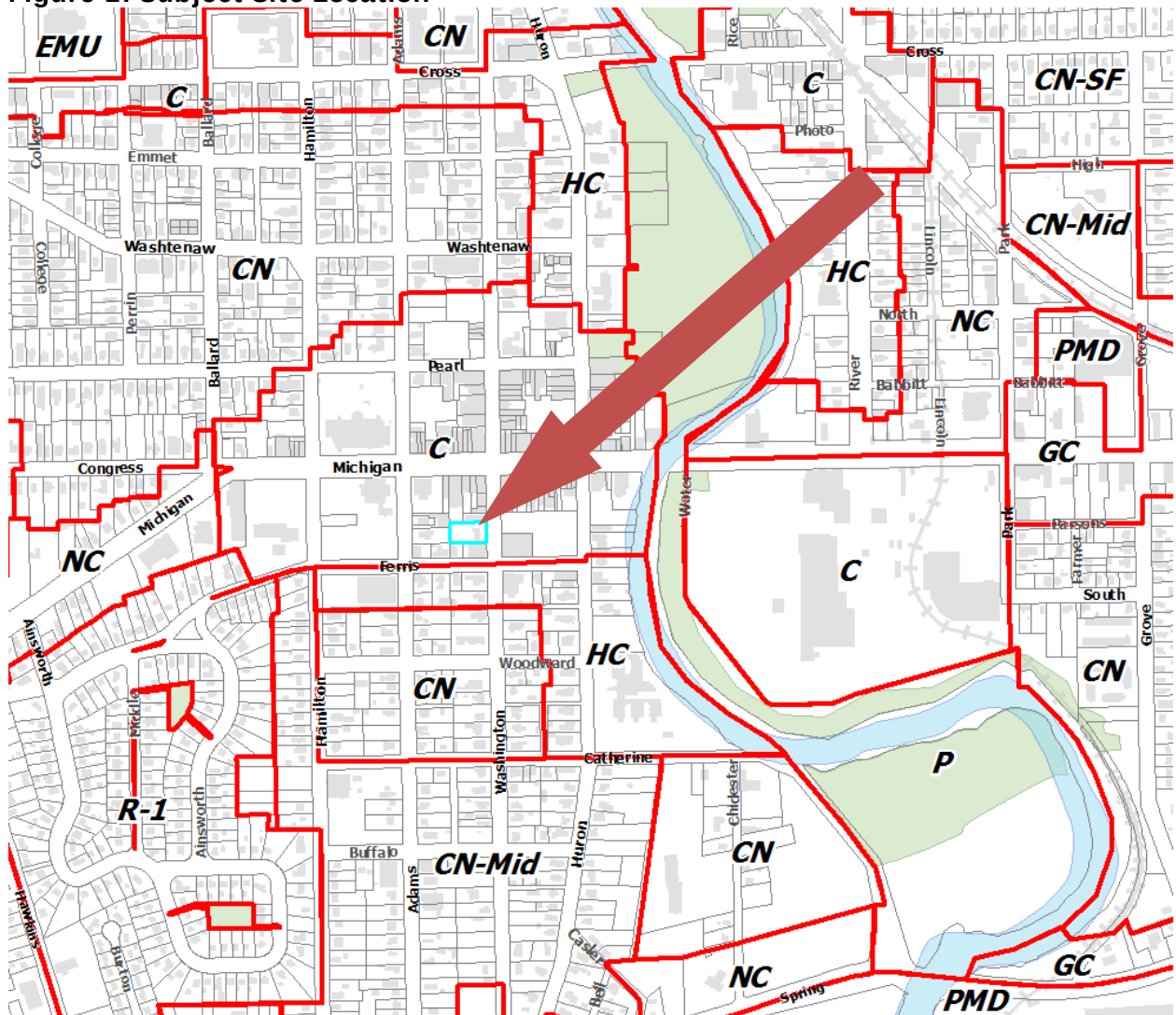


Figure 2: Site Close-up



Figure 3: Proposed Sign



ORDINANCE

§122-862(m)

The application has been attached. Note the applicant's responses to the following criterion.

Sec. 122-862 General Requirements

(m) Modification of Standards

Upon receipt by of an application for a permit that includes a request to modify any of the standards in this Chapter, the Planning Commission may, at any regular meeting or any special meeting duly called for that purpose, consider whether the proposed sign, if erected, will achieve the purposes of this Chapter. The applicant shall demonstrate the following to the satisfaction of the Planning Commission:

- (1) Whether the structure, dimensions and placement of the proposed sign generally conform to the character of signs in the neighborhood or business district;*

The scale of the sign is similar to the scale of building-mounted signs in the same district. The placement relative to the entrance is again similar. However, the placement relative to the roof is unusual.

- (2) Whether the proposed sign achieves the purposes of this Chapter as described in Section 122-861:*

The purpose of this article shall be to permit such signs as will not, by reason of their size, location, construction or manner of display, endanger life or limb, confuse or mislead traffic,

obstruct vision necessary for traffic safety or otherwise endanger the public morals, health or safety.

It is further the intent of this article to:

- (a) Maintain and enhance the aesthetic value of the City.*
- (b) Encourage free expression of ideas and dissemination of messages, regardless of content, using signs that are compatible with their surroundings and legible under the circumstances in which they are seen.*
- (c) Enhance pedestrian and vehicular traffic safety.*
- (d) Minimize the adverse effects of signs on nearby public and private property.*
- (e) Minimize driver distraction.*
- (f) Protect and enhance economic vitality by assuring aesthetic appeal for residents and visitors.*
- (g) Preserve property values.*
- (h) Enhance the effectiveness of permitted signs and directional and warning signs.*
- (i) Seek the removal of illegal signs and encourage the replacement or removal of nonconforming signs that are incompatible with the purpose of this article.*

The sign does not appear to not endanger the built environment nor the inhabitants of the City; the sign must be affixed to the roof in a secure manner acceptable to the Building Department and per code. It does not have any flashing or moving parts, nor does any part of it mimic a traffic signal or other similar eye-catching device. It does appear as though it will be legible from the street. A nonconforming pole sign was removed from the site.

- (3) Whether the proposed sign achieves another public purpose consistent with the purpose of this Chapter or the City's Master Plan;*

The sign itself does not achieve a goal. However, it does enhance the legibility of the farmer's market, which was recognized as a vital piece of the downtown in the Master Plan. A legible site is important for the success of the market.

- (4) Whether the proposed sign achieves innovation and variety in design and compatibility;*

The style of the sign is not particularly innovative; it is reminiscent of a building-mounted wall sign, simply higher. This location (rooftop) and style (all caps, perhaps lit, otherwise plain), however, is fairly widely adopted by other farmer's markets throughout the country.

- (5) The proposed sign shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding uses, buildings, and signs. Consideration shall be given to the placement, bulk, height and materials used in construction.*

As the overall size of the sign, and location relative to grade, echoes the size and placement of building-mounted signs in the district, it is not incompatible.

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

No hazards are evident.

STAFF RECOMMENDATION

Staff recommends the Planning Commission *approve* the modification of sign standards request to permit a rooftop sign at 16 S Washington, as submitted on 18 June 2015, with the following findings:

1. The sign shall be installed per the requirements of the Building Code and in a safe and workmanlike manner.
2. The sign will not endanger the health, safety, or welfare of the residents and visitors of the City.
3. The sign's location echoes the location of building-mounted wall signs in terms of location and scale.
4. The style of the sign proposed echoes a trend in farmer's market signage.

And the following conditions:

1. This approval shall be made conditional upon receipt of all necessary permits, including but not limited to the Building Department and the Historic District Commission.
2. The approval shall be further conditional upon the submission of a complete sign plan for the site; the plan shall show in-use details as well as permanent signage.

Bonnie Wessler
City Planner, Community Development Division

c.c. File
 Applicant
 Site designer



Rec. 19313

**City of Ypsilanti
Building Department**

**Non-refundable fee:
\$75**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Date: 6/18/15

REQUEST FOR MODIFICATION OF SIGN STANDARDS
MUST BE SUBMITTED WITH SIGN APPLICATION
§122-862(m)

Applicant

Contact Name

LAURA GILLIS

Business Name

GROWING HOPE

Sign for which modification of standard is being requested (include location)

" YPSILANTI FARMERS MARKETPLACE " SIGN AT 16 SOUTH
WASHINGTON STREET

**Explain how the sign satisfies EACH of the below items, attaching additional documentation as necessary.
Feel free to include any other relevant information. *Incomplete submissions will not be reviewed.***

	The sign's structure, dimensions, and placement generally conform to the character of signs in the neighborhood or business district; AND
	The sign shows innovation in design; AND
	The sign shall be designed, constructed, operated, and maintained to assure compatibility with surrounding uses, buildings, and signs, taking into account sign placement, bulk, height and materials; AND
	The proposed sign shall promote the use of signage in a socially and economically desirable manner and not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare; AND
	The sign will not, due to size, location, construction, or manner of display, endanger life or limb, interfere with traffic, or otherwise endanger the public morals, health or safety. Furthermore, it will: • Maintain and enhance the aesthetic value of the City. • Encourage ongoing free expression of ideas and dissemination of messages, regardless of content, through compatibility with surroundings and legibility to the public. • Enhance pedestrian and vehicular traffic safety through minimizing distraction of drivers. • Lessen existing adverse effects on nearby real property, or, if new, minimize potential adverse effects. • Protect and enhance economic vitality and property values by assuring aesthetic appeal for residents and visitors. AND/OR The sign achieves a higher public purpose consistent with the purpose of Chapter 122 of the City Code of Ordinances or the City of Ypsilanti Master Plan.

Signature

I hereby attest that the above information is accurate and I am authorized to make this application.

Signature:

Date:

6/18/15

Print Name:

LAURA GILLIS

**City of Ypsilanti, Building Department
Request for Modification of Sign Standards
Attachment**

Applicant

Contact Name: Laura Gillis

Business Name: Growing Hope

Sign: Ypsilanti Farmers MarketPlace, at 16 South Washington Street

Explain how the sign satisfies EACH of the below items:

1) The sign's structure, dimensions, and placement generally conform to the character of signs in the neighborhood or business district.

The sign will identify the location of the Ypsilanti Farmers MarketPlace (YFMP), using only those words, and will be attached to the fascia of the former bank building and drive-thru at 16 South Washington Street that establishes the entrance to the YFMP site in downtown Ypsilanti's business district. This block of South Washington Street, between Michigan Avenue and Ferris Street, features one large building (the former Smith Furniture building) and several smaller business storefronts, including the small, one-story bank building. Signage for businesses on the street is typically simple, without embellishments, as with the YFMP sign. The YFMP sign area has one face and will run the length of the building fascia only, to conform with and parallel the dimensions of the fascia (see attached photoshopped image of proposed sign). Generally, the placement of signs on buildings is facing the street, with the exception of The Beer Cooler Party Store's projecting sign (to the south) which hangs perpendicularly to its building, and The Tap Room bar and restaurant's projecting sign (to the north) which extends out from the corner of the building. The YFMP sign will be flush with the building and fascia, and will face South Washington Street, clearly marking the location of the permanent, indoor-outdoor farmers market.

2) The sign shows innovation in design.

Designed by Rob Todd of Robotodd Industries, an experienced design and fabrication company in Ypsilanti, the YFMP sign is innovative in that it features clean, simple lettering like other business signs yet will be placed standing above the fascia instead of attached to the front of the building itself. While not unique to other farmers markets and public markets in the U.S. (see visual attachments of similar signs at Union Market in Washington, DC; Pike Place Market in Seattle; and North Market in Columbus, Ohio), such sign placement will be innovative in the downtown business district of Ypsilanti. Sans serif letters will present a clean, modern look in keeping with the mid-20th century architecture of the small bank building. Ypsilanti's Historic District Commission has reviewed and approved the design and placement of the sign in its relation to the design of the building and surrounding area.

3) The sign shall be designed, constructed, operated, and maintained to assure compatibility with surrounding uses, buildings, and signs, taking into account sign placement, bulk, height and materials.

The YFMP sign has been designed specifically to integrate it with the former bank building and drive-thru by fabricating high-quality aluminum letters that will be professionally powder-coated to achieve a smooth, paint-grade surface. Using a metal material, aluminum, instead of plastic will correspond to the metal muntins of the building's windows. Sans serif letters are compatible with the building's clean lines and windows facing South Washington Street. The letters will be attached to the fascia with a structural support that will be painted the same color as the fascia ("market green/369U" from the Growing Hope farmers market color palette, see attachment) so that it blends. The Ypsilanti Historic District Commission strongly recommended using the "market green" color on the fascia and white lettering on the sign. The structural support will thus be invisible to the naked eye, as the sign is elevated on the building, which is also set back from the street and sidewalk. The lettering itself is not bulky or heavy, reflecting compatibility with the slender vertical muntins of the ground-to-ceiling windows of the building and the vertical poles supporting the awning of the drive-through. The letters are proportional to the dimensions of the fascia, building and site; in fact, we believe the YFMP sign is scaled better than the sign for North Market, which presents lettering that is bulky, heavy and oversized.

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

The Ypsilanti Farmers MarketPlace will be located in the heart of downtown Ypsilanti and utilize two previously empty properties, in a part of our downtown with numerous long-time vacancies. Reclaiming these two properties for wholesome, family-friendly community gatherings is an ideal use in the downtown business and historic district. Farmers markets, especially the Growing Hope markets, are inclusive and welcoming, and last year attracted 19,866 residents and visitors to the downtown market and generated \$1,371,795.10 in economic impact for the city. In 2014, market customers were from a total of 22 different zip codes, according to annual on-site customer surveys. The YFMP sign will be a visible draw, enhancing the immediate neighborhood. New businesses that have opened on South Washington Street in 2015 -- Chin Azzaro at 9 South Washington, and Purse Junki at 11 South Washington -- have welcomed the farmers market. They benefit from the additional foot traffic and ambiance the market brings. Socially and economically, the Tuesday afternoon farmers market delivers a boost for the surrounding neighborhood; it exists expressly for the public good, as reflected in Growing Hope's mission to create healthy people, healthy places and healthy economies.

5) The sign will not, due to size, location, construction, or manner of display, endanger life or limb, interfere with traffic, or otherwise endanger the public morals, health or safety. Furthermore, it will:

- Maintain and enhance the aesthetic value of the City.
- Encourage ongoing free expression of ideas and dissemination of messages, regardless of content, through compatibility of surroundings and legibility to the public.

- Enhance pedestrian and vehicular traffic safety through minimizing distraction of drivers.
- Lessen existing adverse effects on nearby real property, or, if new, minimize potential adverse effects.
- Protect and enhance economic vitality and property values by assuring aesthetic appeal for residents and visitors.

"Ypsilanti Farmers MarketPlace" is a sign that is clear, unambiguous, and legible. Rob Todd's sign designs have been incorporated in Ypsilanti by FLY Art Center and Nife's Salon, two signs that are in use and compatible with their surroundings. Mr. Todd's work has been part of the aesthetic of Ypsilanti for several years. The sign does not make use of words like "stop," "look," "danger," or any other word that would distract a pedestrian or driver's attention; the sign is not neon; it does not impede the flow of traffic. Because both properties in the MarketPlace -- 16 South Washington and the adjacent 9 South Adams Street -- are owned by Barnes & Barnes, a private business, these properties will continue to generate property taxes for the city. Further, the Ypsilanti Downtown Development Authority (YDDA) endorsed the project by awarding a \$5,000 grant to defray the cost of adding two new entries to the Adams Street building. In its review, the YDDA found that the YFMP is likely to raise property values and enhance economic vitality in the city in future years, not create adverse effects. The farmers market represents wholesomeness and health to the community, a win-win for Ypsilanti.

6) The sign achieves a higher public purpose consistent with the purpose of Chapter 122 of the City Code of Ordinances or the City of Ypsilanti Master Plan.

The sign is directly related to the primary use of the lot where the sign is located, is removed and at a distance from the public right-of-way, fasteners and support structures will be securely built, and the sign does not create an obstruction. In a 2014 essay for the New York Times entitled "Farmers Market Values," food writer Mark Bittman wrote, "What's inarguable is that farmers' markets offer food of superior quality, help support smaller-scale farmers in an environment that's more and more difficult for anyone not doing industrial-scale agriculture, and increase the amount of local food available to shoppers. Farmers' markets are not just markets. They're educational systems that teach us how food is raised and why that matters." We believe the Ypsilanti Farmers MarketPlace sign at 16 South Washington Street will achieve the higher public purpose of acting as a gateway to a permanent, indoor-outdoor farmers market that is helping to create a healthier community as described in Shape Ypsilanti (see attachment), and reflects that plan's values of public safety, enhancing diversity, repurposing neglected buildings, welcoming everyone in the community, accessibility, and enriching our city. The plan specifically sets as a goal, "Locate a home for the Downtown Farmers Market." The Ypsilanti Farmers MarketPlace development, with its welcoming sign, fulfills this goal.

Farmers Market Season Begins!

YPSILANTI FARMERS MARKETPLACE



Ypsilanti Farmers Markets open in May!

Downtown on Tuesdays 3-7 pm**

****NEW Location at 16 South Washington Street**

Depot Town on Saturdays 9 am-1 pm



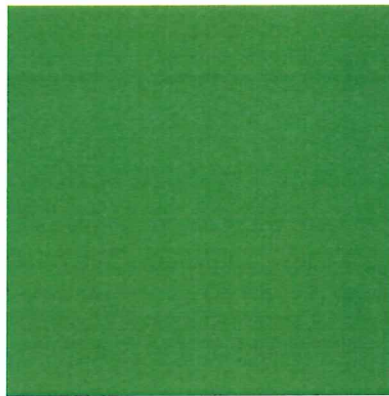
ATTACHMENT



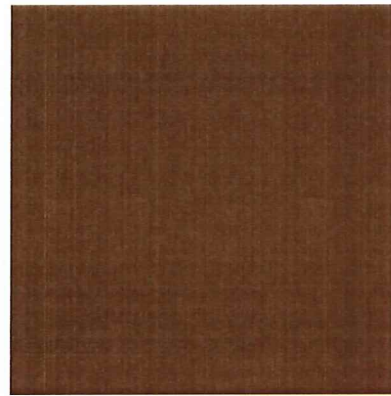


GROWING HOPE FARMERS MARKET PALETTE
Market Colors

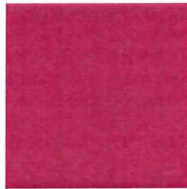
Market Green



369U
c59 m0 y100 k7



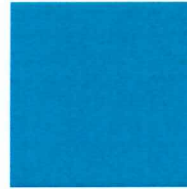
732U
c0 m55 y100 k64



247U
c36 m100 y0 k0



144U
c0 m48 y100u



306U
c75 m0 y7 k0



383U
c29 m0 y100 k19



382U
c20 m0 y100 k0

seasons. Options could include the use of College Place, other areas in and around EMU's campus, Frog Island and other large City parks as well as downtown streets.

Create a marketing campaign for the City of Ypsilanti

Throughout the public engagement process, participants felt that the City had an undeserved reputation in the region as an unsafe place with not much to do. A marketing campaign, in conjunction with the Ypsilanti Visitors and Convention Bureau, was suggested as a five-year goal.

Install a way-finding system

The DDA and the Ypsilanti Convention and Visitor's Bureau is currently exploring a process for designing and installing a series of signs, known as a way finding system, to help travel to destinations in the City. This effort should be done in conjunction with proposed changes to the street system and coordinated with EMU's way-finding signs.

The following sections detail specific plans and policies for each center.

HISTORIC DOWNTOWN

Historic Downtown Ypsilanti is located at the intersection of M-12, the old Chicago Road, and the Huron River. The plan for downtown is to make it safer, maintain its diversity and sustainability. These following items, except for zoning changes, should be included as part of the update of the DDA's Tax Increment Financing Plan and pursued in conjunction with consensus of the business community downtown:

Increase walkability

The return of Huron and Hamilton to two-way streets will increase the walkability of the Historic Downtown by slowing traffic. The raised intersections on Michigan at Huron and Hamilton will also slow traffic and making crossing these intersections easier for pedestrians.

Build curbless "festival" street on Washington

A curbless street on Washington, between Michigan Avenue and Pearl, would make set up and operation of outdoor concerts already occurring there easier. Most likely, more events could be held there, increasing the diversity of events and visitors to the downtown.

Use vacant storefronts for temporary retail uses

Any number of vacant storefronts diminish the vibrancy of downtown. Also, many entrepreneurs cannot afford to open a full scale operation. By defining a process to allow a "pop-up" store in vacant storefront, the City and the DDA could bring small businesses on line while filling vacant storefronts. Pop-Up Hood in Oakland, California and the Southwest Detroit Business Association have similar programs.

Maintain and expand transportation options, including improvements to the Ypsilanti Transit Center

Bus service to the downtown should continue as well as the expansion of the car sharing service. The bus center should be treated as a hub of the downtown, with wayfinding, signs, and street furniture to make coming to the center an enjoyable experience as any other in the downtown.

Locate home for Downtown Farmer's Market

The downtown farmer's market supplies food, including fresh produce. The market has moved several times. The DDA and the City should work in conjunction with the market to find a permanent home with high traffic counts to capture passers-by as customers.

DEPOT TOWN

Depot Town grew up around the intersection of the regional and inter-urban railroads and the Huron River. Similar to downtown in the size and age of buildings as well as land use, Depot Town is a smaller area. It is a regional draw due to the restaurants and festivals held in the adjacent parks. When train service is secured, the area is expected to have more activity from commuters on foot, bicycle and

*



Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 09 July 2015
Subject: 50 Ecorse, Auto Sales Special Use Permit

Background

In May, staff discussed revocation of the Special Use Permit for Auto Sales at 50 Ecorse, due to continued noncompliance with the terms of said permit over the previous year. Just before the May Planning Commission, the property owner (Mr Garmo) expressed an intent to apply for an expanded special use permit for auto sales, based on the acquisition and demolition of the former restaurant on the adjoining lot to the south, 62 Ecorse. Staff recommended that the Planning Commission table the revocation to the June meeting, as the due date for applications is the same day as the meeting. The applicant did submit an application by that day, and Planning Commission tabled the revocation to July upon recommendation by staff.

Current Status

Staff began review of the site plan on 6/30, and noted that the application was significantly incomplete. It referenced the former zoning classification and standards; did not address landscaping, sidewalks, barrier-free parking, or lighting; did not include a current survey (lot dimensions & area were inconsistent with City records); no pavement or stormwater details were shown; and was lacking many other elements critical to show compliance with the ordinance. What elements that were shown were largely out of compliance with the ordinance. The property owner and the architect were informed of the deficiencies by email that day, and noted that if a completed plan addressing those elements were submitted by noon on 7/9, staff would be able to recommend tabling the issue again. However, without a corrected site plan and additional information, staff would be recommending denial.

Due no doubt in part to the holiday and staff's absence from the office from 7/2 to 7/7, communications with the applicant and the architect have been spotty. However, no revised site plan has been submitted, in whole or in part.

Recommendation

Staff recommends that Planning Commission deny the Site Plan and Special Use Permit application for 50-62 Ecorse dated 6/14/15; further, staff recommends that Planning Commission revoke the Special Use Permit issued in 2002 for Auto Sales at 50 Ecorse, as originally presented at the May 20th meeting and currently on the table.



Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 15 May 2015
Subject: Special Use Permit Revocation: 50 Ecorse

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.

PARS Auto at 52 Ecorse (one parcel with 50 Ecorse) is the beneficiary of a special use permit to operate an auto sales lot, granted in 2002. This special use permit was made conditional on the applicant only offering ten cars for sale on said lot at any given time; they often have in excess of forty cars on display. At the time of this memo, they have been unable to reduce the number of cars on display to ten. This causes them to be in violation of the zoning ordinance regarding parking, as well as the conditions of their special use permit. This office has also been the recipient of complaints from neighboring businesses, as cars for sale have been parked in barrier-free spaces.

Last year, staff attempted to work with the owner and the occupant to come into compliance, in a way that would satisfy both the business' need to operate with more than ten vehicles for sale, and for the community's need to have adequate parking and attractive businesses. The occupant applied for, and later withdrew, an application for a variance. No progress with the number of cars on the site has been made, however.

Although revocation of the special use permit does impair the business in the short-term, it would not prevent this business/owner or another business/owner from applying for another special land use permit for auto sales. That applicant would be able to use the "lessons learned" in this experience to work to provide more, apparently needed, display area for cars for sale.

It is staff's recommendation that Planning Commission revoke the special use permit for auto sales at 50 Ecorse.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, June 4, 2015

1. Call to order – The meeting was brought to order at 7:05pm, June 4, 2015 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members present were Kevin Hill, Bob Krzewinski and Sarah Walsh. Also attending were Martha Cleary (who is interested in serving on the Committee and waiting for confirmation from the Planning Commission) and City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public Input – Martha Cleary gave a report on current biking and walking conditions in the City and surrounding areas.
3. General business
 - a. Agenda approval – A motion was made by Bob Krzewinski, seconded by Sarah Walsh, to approve the agenda, passing unanimously.
 - b. Approval of May meeting minutes - A motion was made by Bob Krzewinski, seconded by Sarah Walsh, to approve the May meeting minutes, passing unanimously.
 - c. New Committee members – Additional members being solicited.
4. Old business
 - a. 2015 Committee priorities
 - Ypsilanti bicycling/walking map – New map is complete and being slowly distributed. Bob Krzewinski gave City Council member all a copy at their meeting June 2nd. Tony Bedogne is requesting \$324 for 300 local copies with a suggestion that the Ypsilanti Convention and Visitors Bureau contribute \$162 and the Ypsilanti DDA contribute \$162. Kevin Hill suggested Tony contact Tim Colbeck at the DDA to discuss the map funding.
 - Border To Border Trail completion progress – Pete Murdock gave an update on City Council options on funding various B2B segments to be decided when the Council approves a new budget. The first reading of the new budget will be June 9th with a 2nd reading (and adoption) on June 16th. Bob Krzewinski, representing the Committee, spoke before City Council on June 2nd support B2B completion as well as other non-motorized funding and projects.
 - Update the City Non-Motorized Plan – City Planner Bonnie Wessler, Tony Bedogne and Bob Krzewinski continuing to work on this document.
 - Sidewalk/pedestrian improvements and funding sources (sidewalks – signage) – Further action on these items will be determined after the City Council approves a new budget on June 16th. Pete Murdock is supporting a continuation of \$50,000 a year from the City's street budget to be used for non-motorized projects such as these.
 - Work to add additional bike lanes and find funding sources - Further action on these items is expected after the City Council approves a new budget on June 16th. Bike lanes are requested for Forest Avenue, Miles Street and West Cross Street.
 - Bike Friendly Business program – Committee members are making business visits.
 - Public education outreach to encourage bicycling and walking – A children's triathlon will be held at the Rutherford Pool in August which may be a avenue for Committee outreach (Bob Krzewinski will check on details). Also, Bob will check into having a table at the late August Parkridge Summerfest (the Committee participated in 2014), possibly with free bike tune-ups and helmet giveaways. Washtenaw Community College will have a new student day in September which may be also useful for outreach.
 - Traffic Calming In Neighborhoods – City Council will review a traffic-calming ordinance at their June 9th meeting at which Martha Cleary will attend and urge support from the Non-Motorized Advisory Committee.
 - Walk Friendly & Bike Friendly Community Applications – The City was not given a Walk Friendly award in 2015 but the report given by the organization running the Walk Friendly awards will be useful for improvements to be worked on for the next application. For the Bike Friendly application, the Committee will hold a working session on June 10th, 2pm at the Ypsilanti Convention and Visitors Bureau.

- Wayfinding signage – Discussion held on creating small, pedestrian-orientated signs between EMU, downtown and Depot Town. Bob Krzewinski will work on more samples for the next meeting. It was also suggested that merchants (i.e. Ugly Mug) may want to contribute funds.
- b. I-94/Huron – Huron/Hamilton non-motorized improvements – MDOT is requiring more documentation on these projects.
- c. Ypsilanti AAATA Transit Center non-motorized improvements – No new updates.
- d. May 10-16 Bike-Bus-Walk Week report (including Ghost Bikes, Bike To Work Day) – Bob Krzewinski gave a report of activities with an eye for improvements in 2015. Many events suffered because of rain.
- e. Mayors' Challenge for Safer People, Safer Streets – Bob Krzewinski will appear before City Council on June 16th to urge Council approval for this US Department of Transportation program to cut pedestrian/bicyclist injuries.

5. New Business

- a. Planning Department update – Bob Krzewinski spoke with City Planner Bonnie Wessler before the meeting with her comments contained in discussions on agenda items at the meeting.
- b. Michigan Department of Transportation “Training Wheels” course report – Bob Krzewinski attended a “Training Wheels” session in Monroe, Michigan in May, which are intended for city & county transportation officials as well as advocacy groups and contain a two-hour class followed by a short bicycle tour highlighting non-motorized amenities. Bob will see if a course could be held in Ypsilanti in 2016.

6. Other Items – Announcements – None.

- 7. Adjournment – A motion was made to adjourn the meeting by Bob Krzewinski, seconded by Sarah Walsh, passing unanimously. The meeting was adjourned at 8:10pm with the next meeting being Thursday, July 2, 2015 at the downtown Library.