

1. Agenda

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

2. Packet

Documents: [2015-09 PACKET .PDF](#)

Agenda
Planning Commission
Council Chambers
Wednesday, September 16, 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
Liz Dahl MacGregor	P	A

III. Approval of Minutes

- July 15, 2015
- August 31, 2015

IV. New Business

- Highscope

V. Future Business Discussion / Updates

VI. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
July 15, 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, A. Bedogne

Absent: S. Straley (excused)

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

Chairman Johnson welcomed the new Associate Planner, Cynthia Kochanek.

III. APPROVAL OF MINUTES

Commissioner Jugenitz moved to approve the minutes of June 17, 2015 with one correction on page three (Support: C. Zuellig) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATIONS AND PUBLIC HEARING ITEMS

1. Special Use Permit Application – 50 Ecorse

Bonnie Wessler, City Planner, gave a short presentation on this request. She stated that it also included 62 Ecorse into Auto Sales. She noted that the site plan lacks many items, including lighting, landscaping, and sidewalks along Ecorse – staff is recommending denial. She added that should the Planning Commission deny the request, the applicant could re-apply with a

revised application. The applicant did ask for an extension or to be tabled but she had not received anything further at this time.

Chairman Johnson asked if there was anything specific that would be a deal breaker. Ms. Wessler responded there was not as long as all the issues can be resolved. She is happy there will be an actual use for that property. Commissioner Hollifield asked about lighting. Ms. Wessler responded that no lighting information had been received. Commissioner Zuellig asked about curb cuts and if there had been any conversation about shared used and potential elimination of some of the drives and Ms. Wessler responded that they are proposing closing two curb cuts but she needs more information.

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

Jamal Garmo, is the landlord of the property – also owns 50 Ecorse. He stated that he purchased 62 Ecorse and gave background information on this. His tenant was parking more cars than allowed. After six years, the city found out and sent Mr. Garmo a letter to submit a new revised plan to comply with the permit. Mr. Garmo contacted Ms. Gillotti, former City Planner, who recommended that he try to get an easement, which he was unable to do, or he should come up with a new site plan to allow more cars to be parked. She later also advised him to delay the project since the city ordinance was going to be changed to reduce the parking requirement. In the meantime, the owner of the Big Boy came to him with an offer to sell. He bought the property immediately and told Ms. Gillotti that he would demolish the building and give to his tenant to allow more parking.

As soon as he demolished the building, he told his tenant he needed him to sign the lease. His tenant told him he could not afford the new rent payment without being sure that a permit would be given to allow him more parking.

Mr. Garmo realizes there is a lot to be done but he needs more time and is asking the board to reconsider giving him more time to allow him to submit all the requirements, landscaping, lighting, etc. etc. and enable him to comply with Ms. Wessler's request.

Commissioner Bedogne moved to close the public hearing (Support: C. Zuellig).

Chairman Johnson stated that the applicant has been given ample time to resolve everything since it has been over a year and if we consider tabling, we would require a firm date of when everything would be completed. There are various options available to the board - could deny; or table giving him more time, but the conditions need to be taken seriously. He asked Ms. Wessler for various options, which she provided; either denying, revoke Special Use or table giving him more time. As an additional point, if the board denies and the applicant would re-submit, they would have to pay all the application fees again. Commissioner Bedogne added that the applicant had previously been given a Special Use which he has not lived up to. Commissioner Zuellig stated that we should have a specific end date if we agree to table allowing the applicant time to come up with a new site plan that includes everything that the City Planner is requesting. Mr. Garmo added that there is no architect that could draw up new plans in 30 days and he will need at least 60 days.

Commissioner Johnson added that we have given people more time in the past and there is always an excuse and a request for even more time. Chairman Johnson further explained to Mr. Garmo that if he had not been in compliance for six years and the city didn't do anything, he has been getting a break, however, he is still responsible and so is the tenant. The applicant has been given enough time but staff has suggested that if this site plan is done and all of the details are included, there is a good chance we could support that. Commissioner Jugenitz added that if we do go with tabling, she feels we need to go with 90 days to get everything completed. Commissioner Zuellig agreed.

Chairman Bedogne emphasized that this is serious matter adding that we could deny it but he wanted to send a message that they have been operating with a Special Use and yet they have not been obeying it. If the decision is made to table it, we are making an exception. He indicated that Mr. Garmo stated staff is requesting this information but Commissioner Bedogne wanted to reiterate that it is not that staff is asking for it, it is the ordinance that requires it. If the commission is open to tabling this, the applicant should take it seriously that when he comes back, it should be in total compliance. Commissioner Hollifield is inclined to give him 90 days but agreed that he would not entertain any further extensions. Commissioner Bedogne was in agreement to table for 90 days but when he came back, he also agreed that it should be complete. Chairman Johnson added that he could support tabling.

After more discussion, Commissioner Zuellig moved that the Planning Commission table the Special Use Permit, the site plan and revocation of the special use permit for no later than the October Planning Commission meeting for the Auto Sales at 50-62 Ecorse Road (Support: H. Jugenitz) and by voice vote was carried unanimously.

2. Rezoning – Towner & Arnet

Ms. Wessler stated that this is a request to rezone to HHS, Health and Human Services for six parcels, 711 Towner, 103 Arnet, 700 Towner, 720 Towner, 730 Towner and 750 Towner. The properties are currently various uses, ranging from single family to a community center. The City wishes to re-zone this area from NC to Health and Human Services, since the majority of buildings are utilized for a community center, medical or similar uses.

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

Since there were no comments, Commissioner Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Chairman Johnson stated that staff has listed the recommendations and findings, which staff was directed to do by the board.

Commissioner Jugenitz moved that the Planning Commission recommend approval to City Council the rezoning for 711 Towner, 103 Arnet, 700 Towner, 720 Towner and 750 Towner with the following findings:

Findings:

1. The rezoning is consistent with the goals and 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, 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.

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

3. Six-month Zoning Text Update

a. Historic Corridor

Ms. Wessler was unable to get text amendments completed in time. She does have an extensive list that she would like to review with the board and have another public hearing next month. There are three issues she would like to discuss. Ms. Wessler presented her staff report stating that the 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. 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 is presenting questions to the Planning Commission on some of the more challenging issues.

Commissioner Jugenitz moved to open the public portion of the hearing (Support: a. Bedogne) and the motion carried unanimously. Since there was no comment from the audience, Commissioner Jugenitz moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

First discussion was the about the Historic Corridor – they do not need to provide additional parking on first floor but if changed to second floor or basement, they would have to provide additional parking. Ms. Wessler stated that in looking at the area and a couple of specific areas along W. Cross, parking is a challenge to redevelopment. Parking requirements have improved but because of the constraints of this area, parking would be difficult to add. Commissioner Zuellig asked for an example to help her understand, which Ms. Wessler provided, one of which is the Got Burger Restaurant, as well as the Ugly Mug, explaining in more detail.

Ms. Wessler added that it could be worded - if one adds a residential unit in the HC, one would still have to add the parking; but if someone flipped the first floor to commercial they wouldn't have to add parking; however, if the entire whole building goes to commercial, it would only require to provide parking for the first floor units. She will bring back an update at a later date.

b. General Corridor District

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 C1 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 stated that she 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.

Board members agreed to have staff do further exploration on this issue and bring back with the other information. Chairman Zuellig added that she feels it is important that the public have input to any changes that may occur. Chairman Johnson added that dispensaries could be considered a special use.

c. Fencing:

Ms. Wessler stated that 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 direction from the board. She detailed some of the most restrictive requirements in other districts. One concern is chain link fencing.

After much discussion was it was agreed that for the Center District, it needs to have its own description. Ms. Wessler will bring back a recommendation at the next update.

VI. NEW BUSINESS

1. Modification of Sign Standards: 16 S. Washington

Ms. Wessler stated that this is an application for approval of the modification of sign standards request for mounting a rooftop sign. The parcel is approximately a third of an acre in size, fronting on South Washington Street. There is an existing 500 sq. ft. building, a covered area formerly used as a drive-through, and a 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, which 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.”

Ms. Wessler reviewed the applicable standards pertaining to signage and included a copy of the proposed sign and location. She gave some background information to the board on the definition of modification of signs that Planning Commission could approve. Chairman Johnson wondered if they should have something in writing to support this sign only since it is a unique situation. Commissioner Zuellig had some concerns about the sign. Ms. Wessler stated that the HDC had approved the sign; however, they were unaware that rooftop signs were not permitted. The applicant went ahead and ordered the signs unaware they were not allowed.

Chairman Johnson had some of the same concerns as Commissioner Zuellig since the language seems so generic – anyone can get a roof sign and it's just up to the board to say yes or no. He would like something specific to this sign and agreed that the standards are too generic. Ms. Wessler asked for guidance from the Planning Commission when they want to see the sign applications. Johnson agreed this is a “community sign” since it is a farmer’s market.

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

Laura Gillis – Stated that this sign is for the Farmer’s Market, which is part of the Master Plan for the city. This property is a one story building set back from the road. In order to attract attention to this building, they wanted put the lettering on the roof, which is a common trend in markets, so that it would be attached to the station. This suggestion was made by HDC, who also suggested the color. Ms. Wessler is correct about rooftop signs not being allowed, which they were also not aware of.

Some discussion was held on the lighting, which Ms. Wessler informed them must be from the top down because of the ordinance. Commissioner Jugenitz likes the aesthetics and she would not be opposed to this sign especially since this a community gathering place. Commissioner Zuellig feels if it is well done and there are places where we would think rooftop signs are allowed, we should have some standards.

Ms. Gillis feels that the sign is in keeping with the 1960’s style of the building.

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 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 style of the sign proposed echoes a trend in Farmers Markets’ signage.
4. The sign supports increased legibility of an important community gathering space identified as a vital asset to Ypsilanti residents and the Master Plan.

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.

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

VII. OLD BUSINESS

1. Special Use Permit Revocation: 50 Ecorse

Tabled until October – see **V** above.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. More “bug” fixes in ordinance
2. Modification to Sign Ordinance

IX. COMMITTEE REPORTS

1. Non-Motorized Committee

The June report was included in the packet.

X. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: A. Bedogne). The meeting adjourned at 9:13 p.m.

**PLANNING COMMISSION
MEETING MINUTES
August 31, 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, A. Bedogne, L. Dahl MacGregor

Absent: None

Staff: Bonnie Wessler, Planner II
Cynthia Kochanek, Associate Planner
Beth Ernat, Community & Economic Development Director

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to table the approval of the minutes to the next planning commission meeting (Support: H. Jugenitz) and the motion carried unanimously.

IV. NEW BUSINESS

1. Capital Improvements Plan (CIP)

Ms. Wessler provided a short introduction/recap of the CIP plan and that it is helpful to have for the city budget. The CIP is a policy document and is a roadmap of expenses that the City may incur in the coming years. She advised that it is the final piece that is needed for the Redevelopment Ready Communities certification for the city. Ms. Wessler states that there are some things that still need to be corrected on the spreadsheet that was provided in the packet.

Commissioner Zuellig and Commissioner Hollifield inquire about how accurate the figures are that are listed. Ms. Wessler advises regarding using some of her prior research in regards to the recreation plan and that some of the figures are best estimates. Ms. Ernat advises that there was thoughtful consideration and that a consultant was brought in for the CIP process.

She states that some of the figures are mainly placeholders and that the plan will need to be revisited annually and approved every other year.

Ms. Wessler advises that the council is the adopting body per the city charter and that the Planning Commission will need to revisit the plan every March as an advisory body then the plan will go to the city council for approval. Commissioner Johnson states that the planning commission can recommend the CIP to the city council.

Commissioner Zuellig motions that the planning commission recommend approval of the first Capital Improvements Plan, budget years 2016/2017- 2022/2023 to city council (Support: H. Jugenitz) and motion carried unanimously.

2. Letter of Support- Shape Ypsilanti Master Plan nomination

Ms. Wessler states that the draft letter of support has not been completed at this time but will send it around via email to be approved by the planning commission and then Chairperson Johnson can sign the letter for the planning commission.

L. Dahl MacGregor moved to approve providing authority to Chairperson Johnson to take advise via email regarding the letter of support and then signing the letter of support to be sent on to the American Planning Association for possible awards and recognition (Support: C. Zuellig) and the motion carried unanimously.

V. FUTURE BUSINESS DISCUSSION/UPDATES

1. 50-62 Ecorse; no plans have been submitted at this time and it appears that it will not be returning to the planning commission as the business has moved out
2. Zoning Ordinance corrections for the next meeting
3. Non-Motorized Committee will have an upcoming public information session at the City Hall

VI. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: L. Dahl MacGregor). The meeting adjourned at 7:44 p.m.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 14 September 2015
Subject: Highscope – proposed change of use

This office has been in talks with Ms Schenk of the Highscope Institute regarding a potential expansion of their office use into previously residential areas under their ownership.

Highscope currently owns two commercial-use buildings and three residential-use buildings, most acquired in the late 1970s/early 1980s (see map; highlighted in blue). The Hutchinson Mansion itself has been offices since that time; the building at 206 E Forest has been a child-care center since approximately the time of acquisition; 219 Oak has been an “accessory use” to their educational purpose since the late 1990s. The remaining 4 properties have remained in residential use. All are zoned CN-SF and the Master Plan notes them as Central Neighborhood. Ms Schenk has indicated that Highscope needs to expand its office and conference space. The CN-SF zoning does not permit for office uses, nor for PUDs (excepting adaptive reuse PUDs). The area is zoned in accordance with the Master Plan. Thus, the issue is before Planning Commission for their consideration and input, prior to an application.



September 10, 2015

City of Ypsilanti
Planning Commission
One S Huron St
Ypsilanti, MI 48197

Re: HighScope properties on E. Forest Ave. and Oak St.

Dear Sir/Madam:

HighScope would like to convert a rental house (202 E. Forest Ave.) to office use. The Hutchinson mansion cannot house all of our staff. We have 2 other buildings -the church parsonage where our Marketing department is housed at 219 Oak St, and our Publications department at 206 E. Forest Ave. In addition to the 3 buildings we currently use for office space, we own 2 rental houses on E. Forest Ave, and 3 houses on Oak St. Our staff tends to expand when we are awarded grants, then shrink when the project is over. We need some flexibility to use excess capacity (i.e. the rentals) when we need space for staff. In fact, the use of rental houses for office space was the vision of our founder and in part why HighScope purchased some of these properties. After speaking with Bonnie Wessler, an idea surfaced – HighScope could/should leave the Oak St properties as rentals in keeping with the core neighborhood concept in the new zoning ordinance. The two rental houses on E. Forest Ave could be rezoned to permit office use.

We discovered numerous documents from the late 1970's related to HighScope's: purchase of various rental properties, annexation into the historic district, an application for a conditional use permit, and zoning ordinance amendments to name a few. Thus, we have a lot of historical information but do not know if there is anything missing.

Since the 1970's obviously there've been several versions of the Zoning Ordinance, and recently a major overhaul of the ordinance was completed. We would like to get input and advice about the conditional use permits and whether they are indeed legitimate. Even if they are, Bonnie suggested it may just be "cleaner" to change the zoning (and the map). It makes good sense for both the City and HighScope to have a long-term solution, rather than a band aid which may cause future confusion, and the need to unearth documents that are already forty years old.

We have included a 26 page packet of information about: the houses, maps, correspondence between HighScope and the City, and numerous photos of the buildings. We look forward to discussion and guidance on how to move forward.

Sincerely,

Theresa Schenk,
Chief Administrative Officer
v 734.485.2000 ext. 229
e tschenk@highscope.org



The Hutchinson House

Headquarters of the High/Scope Educational Research Foundation

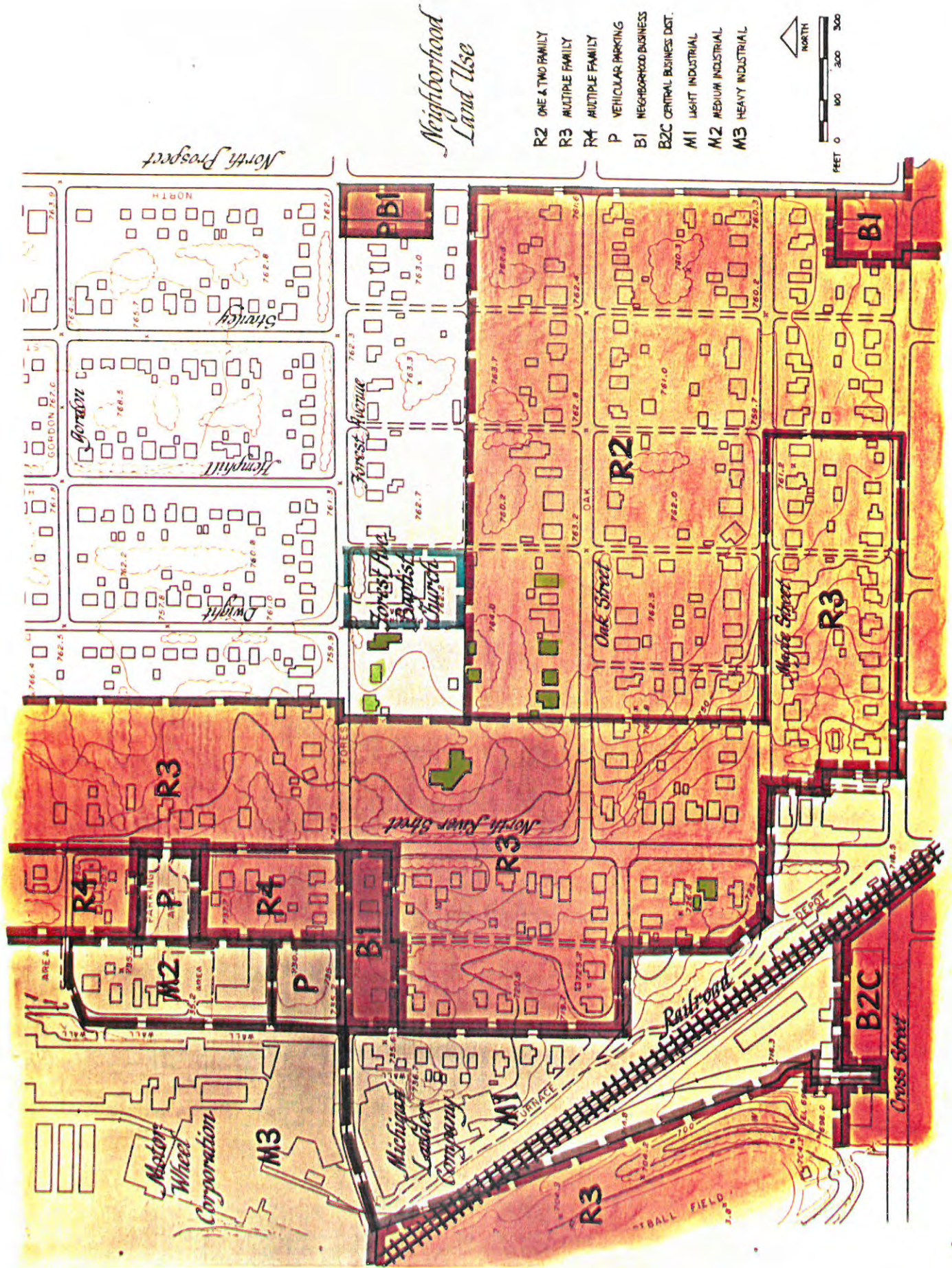
The Hutchinson House was built at the turn of the century by Shelly Byron Hutchinson, the founder of the S & H Green Stamp business. The mansion is an elaborate reflection of the Queen Anne style of architecture combined with the richer Romanesque style, resulting in a picturesque blend of towers, curves, lines, shapes, and materials.

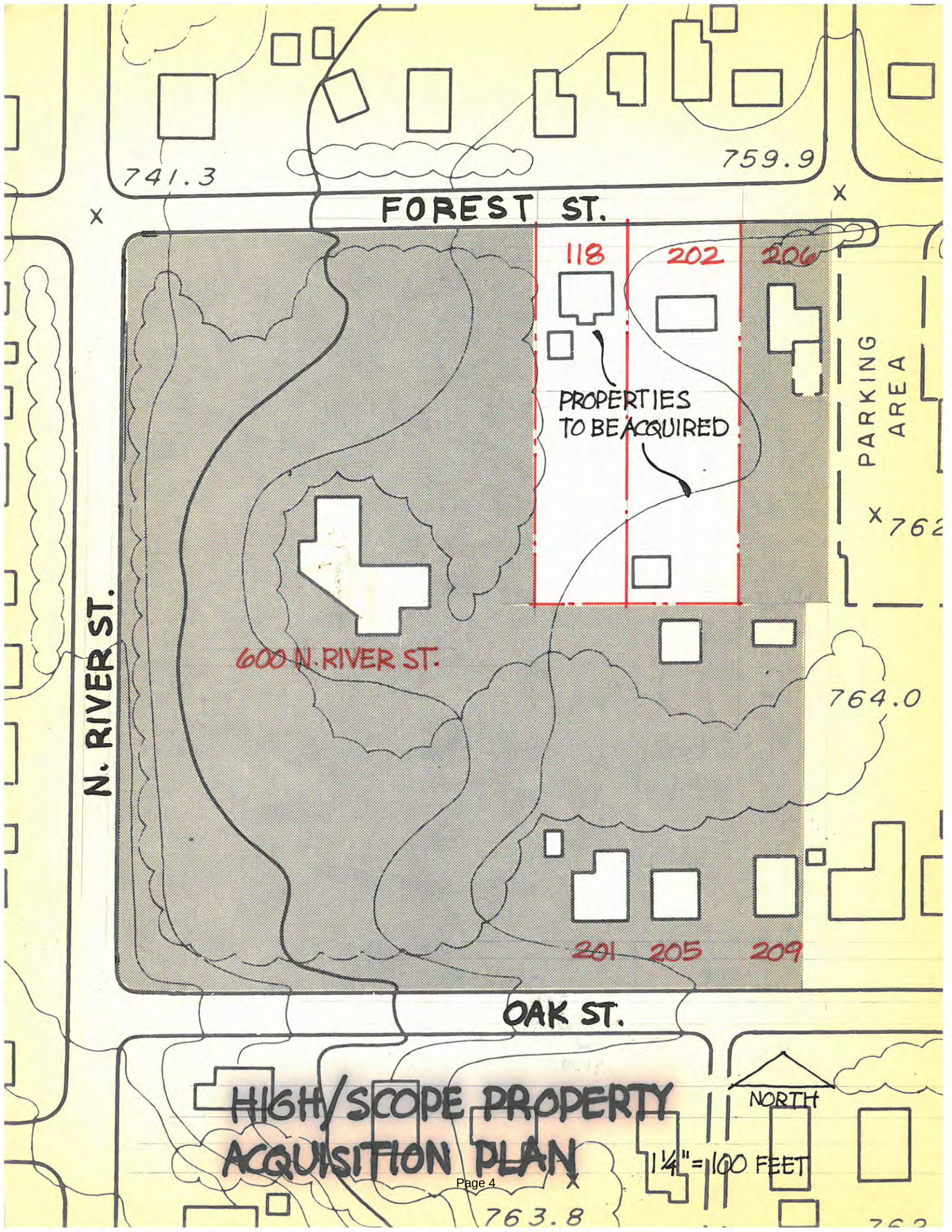
Hutchinson chose materials from throughout the world for his 33-room, single-family dwelling and included many unique features, such as an indoor pool (now capped), a two-story ballroom with an orchestra loft, one of the country's earliest elevators, and a dining room that is a replica of one in Kaiser Wilhelm's mansion in Germany. Ornately carved woods of several varieties decorate mantels, beams, columns, wainscoting, and window and door frames. Plaster rosettes and mouldings beautify the ceilings of several of the mansion's rooms. Elegant brass hardware adorns the doors. Brass fixtures and original basins, tubs, and light fixtures are present in bathrooms. Imported ceramic tiles are found in the kitchen, a serving room, and three bathrooms. All the floors, except for the lowest level, are of hardwood.

The grounds surrounding the mansion are landscaped with an unusual variety of trees, including ginkgo, camperdown, oak, and beech.

Over the years the house has had many owners and at one point was converted into 14 apartments. Fortunately, the remodeling was done carefully and did not destroy the basic design of the building. In 1975 the High/Scope Foundation moved its headquarters into the Hutchinson House. Since then, the Hutchinson House has been restored as much as possible to preserve this landmark for the future and still meet the Foundation's needs for usable office space.







N. RIVER ST.

FOREST ST.

PROPERTIES
TO BE ACQUIRED

PARKING
AREA

OAK ST.

HIGH/SCOPE PROPERTY
ACQUISITION PLAN

NORTH

1 1/4" = 100 FEET

APPLICATION FOR
CONDITIONAL USE PERMIT
City of Ypsilanti, Michigan

Date: DEC 2 1977

I (We) High/Scope Educational Research Found 600 North River Street
(Name) (Address)
Ypsilanti, Michigan 48197

hereby file an Application in accordance with Article 7 of Ordinance No. 162 with the City Clerk's Office, City Hall, to establish a Conditional Use.

1. ☐ Are you the owner of the property in question?
2. ☒ If not, please describe your interest in the property, and give name and address of owner with a statement certifying he/she has knowledge of and consent to the application. Currently planning to close purchase on November 29, 1977.
3. Legal description of property, ie., lot, block, etc. (may be attached).
Commonly known as: 209 Oak Street
Lot 546 Norris, Follett, Joslin, and Skinner Addition, City of Ypsilanti,
Washtenaw County, Michigan.
4. Statement setting forth the Section of Ordinance #162 under which Conditional Use Permit is sought.
Conditional uses, in accordance with Section 701.60;
420.052 - private educational institutions giving preparatory education,
kindergarten or nursery schools, boarding schools, seminaries, or a
college devoted to religious or general education.
5. Reasons for the Request: To allow the High/Scope Foundation to use this existing
building as professional office space to conduct its educational activities
of developing instructional programs, researching those programs, training
of educators and related activities.
6. Present zoning classification of the subject property and all adjacent properties.
R2
7. Statement providing supporting evidence of circumstances, factors and reasons relevant to the proposed permit request.

8. Submit map, drawn to scale, in sufficient detail to adequately describe the proposed change that would require the conditional use permit. Please include:

- a. Dimensions and shape of parcel.
- b. Size and location of existing and proposed buildings.
- c. Parking areas with dimensions, number of stalls, ingress & egress.
- d. Street name and address of parcel.
- e. Size and location of building and structures on adjacent properties.
- f. If required, a topographical map and architectural sketches.
- g. Other relevant detail necessary to describe the petition.

FEE \$ 50.00

DATE 12-2 1977

RECEIPT # 1548

CRW [Signature]
Signature of Applicant (s)

Director of Administration
City of Ypsilanti

(FOR OFFICE USE ONLY)

Date Application Received: Feb. 1 19 78

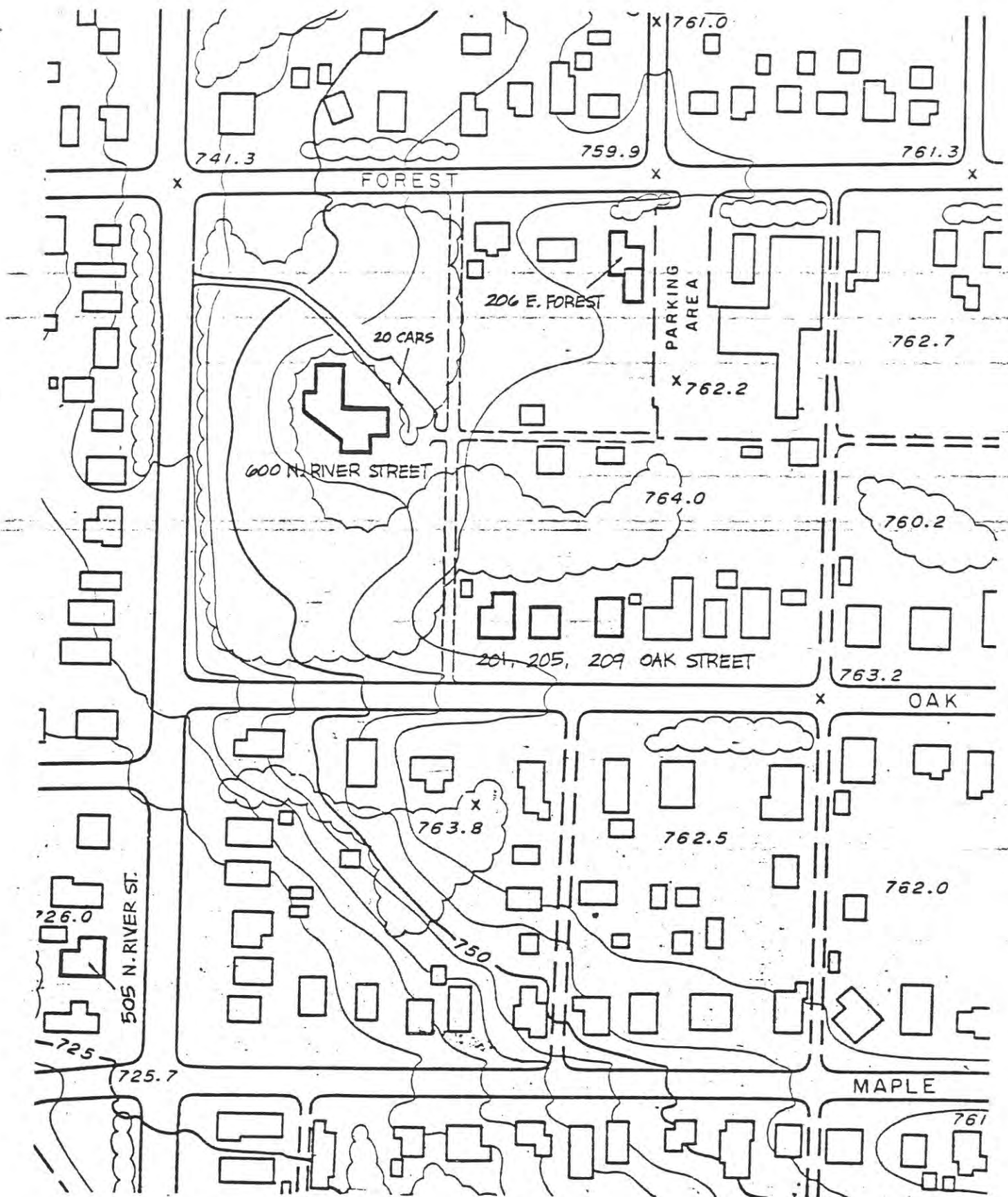
Public Hearing Notice Published April 5 1978
revised 26 1978

Public Hearing Notice Mailed 19

City Planning Commission Action* Feb 5, 1978
19

Zoning Board of Appeals Action: Adopted X Denial Date: May 11 19 78

*Remarks See attached letter of 11 May 1978 from
the Office of City Manager - City of Ypsilanti



FROM: CITY OF YPSILANTI TOPOGRAPHIC MAP
 PORTION OF "SECTION 4, T.35., R.7E."
 WASHTENAW COUNTY, MICHIGAN

STATEMENT IN ANSWER TO QUESTION #7

High/Scope purchased 600 North River in April, 1975. The sales agreement provided that the sale was contingent on proper zoning. High/Scope received a copy of zoning ordinances from the City and discussed the purchase with the then City Planner. The use appeared to be proper under R-2 permitted uses:

"420.03 Private educational institutions giving preparatory education, kindergarten or nursery schools, boarding schools, seminaries, or a college devoted to religious education or general education.

and

420.06 Uses accessory to the above permitted uses, provided they are subordinate to and necessary to the principal use of the land." (See Exhibit I attached)

Accordingly, High/Scope closed the transaction and proceeded to also acquire 206 East Forest and 505 North River for Private Educational use, and spent considerable sums in improving and remodeling. Proper building permits were secured for all improvements.

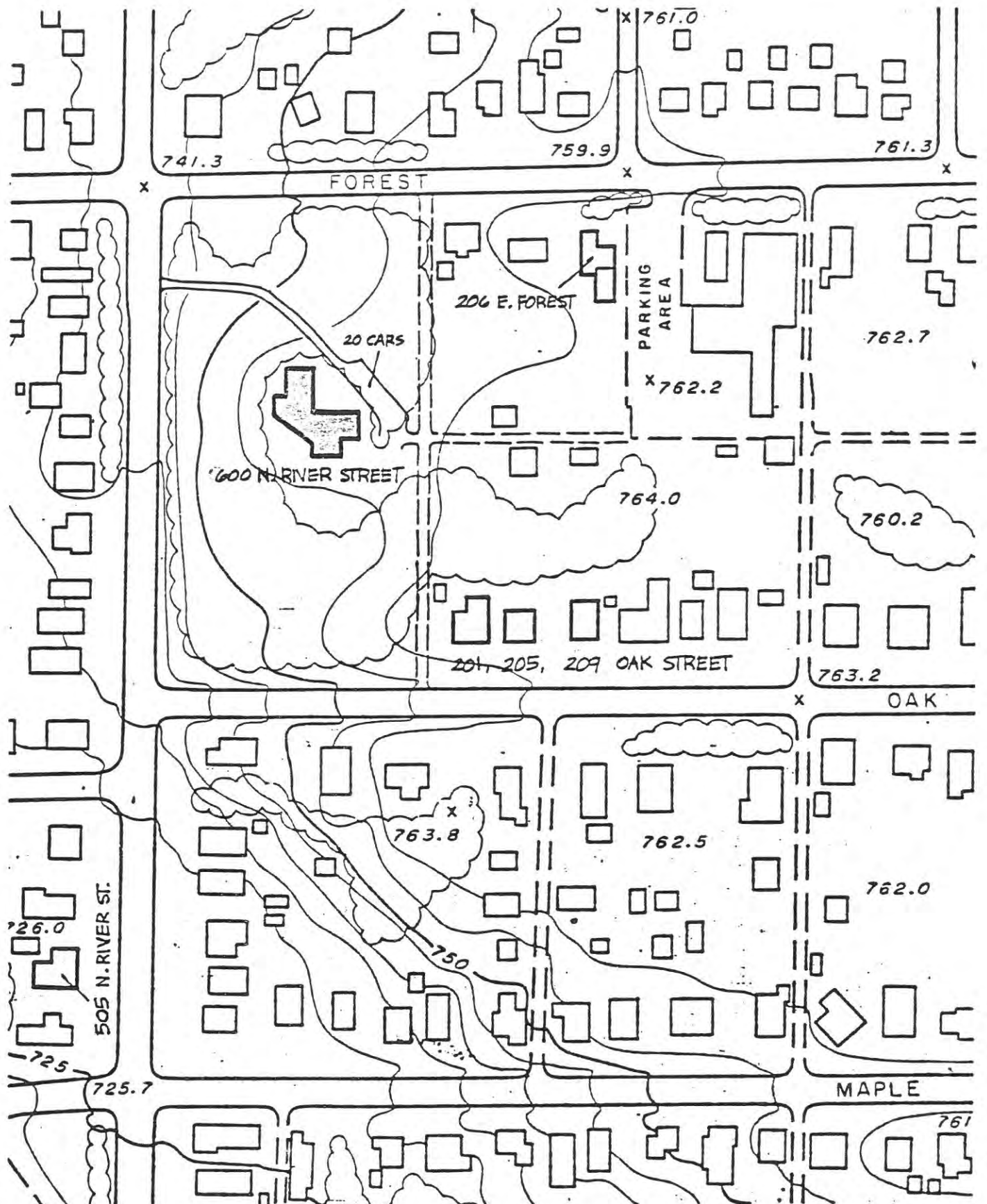
After operating for more than a year and submitting a plan to the City, High/Scope then purchased 201, 205 and 209 Oak Street to use in conjunction with it's purposes.

It was recently brought to the attention of High/Scope that the ordinance the City furnished High/Scope was apparently amended and private educational uses are now a "conditional use" requiring approval of the zoning Board of Appeals. (Exhibit II attached)

High/Scope therefore requests such approval.

- 412.22 . Any side yard for a structure other than a single family dwelling or accessory building shall not less than 1/2 the height of the structure at the side yard.
- 412.30 REAR YARDS: A minimum rear yard of 25 feet.
- 413.00 HEIGHT LIMITATIONS: The height of any building shall not exceed 2 1/2 stories or 30 feet provided, that buildings or parts thereof not exceeding 5% of the lot area may be erected to a height not exceeding 50 feet, in which case the minimum side yard for that part of the structure above the 30 foot height level, shall not be less than 1/2 its height.
- 420.00 RESIDENCE 2 DISTRICTS (R-2) PERMITTED USES:
- 420.01 Uses permitted in a R-1 District.
- 420.02 Two family dwellings.
- 420.03 Private educational institutions giving preparatory education, kindergarten or nursery schools, boarding schools, seminaries, or a college devoted to religious education or general education.
- 420.04 The extension of existing cemeteries.
- 420.05 The office of an agent, architect, attorney, dentist, engineer, physician or other professional person, provided, that it is conducted wholly within the dwelling of the proprietor and not more than one paid assistant is employed.
- 420.06 Uses accessory to the above permitted uses provided, they are subordinate to and necessary to the principal use of the land.
- 420.07 A nursing home or home for the aged provided that the individuals defined in sections 232.00 and 233.00 shall be limited to a total of 3.
- 421.00 LOT AREA AND PERCENTAGE OF LOT OCCUPANCY.
- 421.10 In a Residence-2 District (R-2) no lot shall have a width less than 45 feet nor contain less than 5000 square feet of area for a single family dwelling nor less than 6000 square feet for a two-family dwelling. Lots having non-parallel sides shall be not less than the minimum width at 25 and 50 feet from the front lot line.

- 412.20 SIDE YARD: A minimum side yard of five feet with a total of fourteen feet for both side yards provided, that the total may be reduced by one-fourth a foot for each foot the lot width is less than 50 feet.
- 412.21 Where a side yard abuts a street, the minimum width for such side yard shall be eight feet.
- 412.22 Any side yard for a structure other than a single family dwelling or accessory building shall be not less than $\frac{1}{2}$ the height of the structure at the side yard.
- 412.30 REAR YARDS: A minimum rear yard of 25 feet.
- 413.00 HEIGHT LIMITATIONS: The height of any building shall not exceed $2\frac{1}{2}$ stories of 30 feet provided, that buildings or parts thereof not exceeding 5% of the lot area may be erected to a height not exceeding 50 feet, in which case the minimum side yard for that part of the structure above the 30 foot height level, shall not be less than $\frac{1}{2}$ its height.
- 420.00 RESIDENCE 2 DISTRICTS (R²) PERMITTED USES:
- 420.01 Uses permitted in a R-1 District.
- 420.02 Two family dwellings.
- 420.03 The office of an agent, architect, attorney, dentist, engineer, physician or other professional person, provided, that it is conducted wholly within the dwelling of the proprietor and not more than one paid assistant is employed.
- 420.04 Uses accessory to the above permitted uses provided, they are subordinate to and necessary to the principal use of the land.
- 420.05 Conditional uses, in accordance with Section 701.60:
- 420.051 - All conditional uses listed in Section 410.08, herein;
- 420.052 - Private educational institutions giving preparatory education, kindergarten or nursery schools, boarding schools, seminaries, or a college devoted to religious or general education;
- 420.053 - Extension of existing cemeteries;
- 420.054 - A nursing home or home for the aged provided that the individuals defined in Sections 232.00 and 233.00, herein, shall be limited to a total of 3.





CITY OF YPSILANTI, MICHIGAN

OFFICE OF CITY MANAGER

1 SOUTH HURON STREET

YPSILANTI, MICHIGAN 48197

TELEPHONE 483-1100

May 11, 1978

Zoning Board of Appeals

Gentlemen:

As a result of numerous meetings that have been held between the City Administration and High/Scope, between High/Scope and the East Side Association, and between the City Administration and the East Side Association the following are conditions upon which the City of Ypsilanti recommends the approval of a conditional use permit for High/Scope Educational research Foundation;

1. The conditional use permits for the three homes at 201, 205, 209 Oak Street, will be perpetual except the south 110 feet will be for a period of five (5) years only. At the end of five years, the conditional use permit for the south 110 feet would expire and the property would be used pursuant to any then existing zoning for the property.
2. During the five year period High/Scope Foundation would not destroy the character of the properties at 201, 205 and 209 Oak Street, and will maintain them and not change their residential character. High/Scope may, at its option, restore them to their former character, preserving any architectural uniqueness of the premises.
 - a) At the end of the five year period, the conditional use permit will expire for the south 110 feet of the Oak Street property. The balance of the property shall continue under the conditional use permit.
 - b) High/Scope will request and not oppose a rezoning of the south 110 feet of the Oak Street properties to "R-1".

3. High/Scope gives notice of its intention to ultimately dispose of 505 North River Street or return it to residential use within five (5) years. Until such changes are made, it will be used as offices, educational research and computer data functions or other use consistent with the educational goals of the Foundation.
4. The buildings owned by High/Scope on East Forest or to be acquired by them may be used for offices, preschool and functions consistent with the purposes of the Foundation provided that the front exteriors of the property will be maintained as single family in appearance, and that the properties will be kept in a condition consistent with other residences. Any changes in these structures would have to be in compliance with the City's Historic District Ordinance and any other ordinances that may be applicable, and that this paragraph is not to be implied to excuse these properties from any existing or future ordinances of the City.
5. High/Scope will not oppose the addition of its property to the Historical District annexation.
6. High/Scope gives notice of its intention to acquire property at 118 and 202 East Forest, Ypsilanti, Michigan. High/Scope reserves the right to not purchase this property in the event that in High/Scope's judgement the price or terms are prohibitive.
7. High/Scope gives notice of its plans to seek, from the City of Ypsilanti, the closing of the alley bordering these properties.
8. High/Scope further gives notice of its intention to apply for zoning of "R-2" for the property at 206 East Forest, and 118 and 202 East Forest if ever acquired.
9. High/Scope further agrees that all structures used for institutional use or parking lot areas on the property will be adequately and properly screened from adjacent residential property, and that said screening will be accomplished with greenery and shubbery as opposed to fencing or artificial screening.

May 11, 1978
Zoning Board of Appeals
Page 3

10. High/Scope understands that all surrounding property not included in this agreement are to be proposed for single family zoning and that future expansion into single family zoning is prohibited.

11. High/Scope further understands that any construction to take place as a result of their institutional use of this property will have to be in compliance with the City codes and the Historical District Ordinance, and will not excel in height the elevation of the surrounding residential structures.

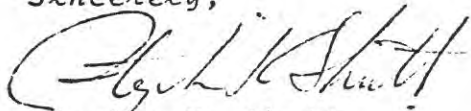
12. It is further intended that payment in lieu of taxes to the City for certain property, outside the Hutchinson House is an item not included in this agreement, and is an item to be negotiated in good faith.

13. It is further agreed that High/Scope will submit to the City site plans for approval for any improvements to the property in reference to structure location, parking and traffic flow.

The above conditions and comments will be represented to the Zoning Board of Appeals as a position of the City Administration in granting the conditional use permit. In the event of that Board's affirmative action, a contract to affect this agreement will be drawn up and signed by the City Administration and High/Scope.

It is our intention to recommend the above a part of the record of the Board of Appeals and a condition of their granting.

Sincerely,



Stephen K. Shutt
City Manager

INFORMATION BULLETIN

FROM

CITY COUNCILMEMBER

PETE MURDOCK

ZONING BOARD OF APPEALS

public hearing

on

HIGH SCOPE

THURSDAY, APRIL 20 7:30 p.m.

at city hall 1 so. huron st.

request for conditional use permits, to allow the use of the existing buildings as professional office space to conduct its educational activities of developing instructional programs, research those programs, training of educators and related activities at 600 & 505 N. River, 206 E. Forest, 201, 205, & 209 Oak St.

High Scope, after the Planning Commission recommended denial of their original proposal for conditional use permits, has responded with a revised proposal which will be acted upon by the Zoning Board of Appeals, this Thursday (April 20) at 7:30 P.M. in the Council Chambers of City Hall, 1 So. Huron St.

HIGH SCOPE'S NEW PROPOSAL INCLUDES:

Granting of Conditional Use Permit for the Hutchinson House, 600 N. River

Granting of Conditional Use Permit for the three houses on Oak St (201, 205 & 209) for a period of five years. At the end of the five year period, the Oak St. houses would be renovated and reverted back to single family homes. The lots would be cut in depth from 245 ft. to approximately 100 to 120 ft.

At the end of the five year period, High Scope would move into the property on Forest St (206 which they own) and (118 & 202 which they hope to purchase.) and the rear portions of the Oak St. properties.

The buildings on Forest St. would be used for offices and the pre-school. They would be maintained in appearance as single family homes. Access would be from the rear.

Any future construction would take place in the interior of the Oak and Forest lots and would be restricted in height, design and appearance to maintain the residential character of the area. High Scope's property would be screened by trees and shrubs from the neighboring homes.

505 N. River would be granted a Conditional Use Permit for five years. It would then be renovated and reverted back to a single family home.

The Zoning Board of Appeals will make the final decision on this plan at the public hearing. The public hearing is your opportunity to express your views, comments, suggestions for the board's consideration.

file

CITY OF YPSILANTI ORDINANCE NO.

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 162

THE CITY OF YPSILANTI ORDAINS:

That Zoning Ordinance No. 162 be amended by changing the Zoning Ordinance Map to show the following described property rezoned from the current varied zoning classifications to that of R-1 (single-family residential):

At a point of beginning at the intersection of River Street and Holmes Road; thence east to the point where Holmes Road and the alleyway behind and to the west of those lots fronting on Dwight Street between Gordon Street and Holmes Road in the 800 block of addresses on Dwight Street intersect; thence south along the centerline of said alleyway to the Gordon Street intersection continuing south along the rear lot lines of those lots fronting on Dwight Street in the 700 block of addresses and the lots fronting on North River Street in the 700 block of addresses, continuing south to Forest Avenue, dividing 117 Forest Avenue and 121 Forest Avenue; thence west along the centerline of Forest Avenue to the intersection with North River Street; thence south to the intersection with Oak Street; thence east to the intersection with the alleyway to the rear and east of those lots fronting on North River Street in the 600 block of addresses; thence north to the southern lot lines of lots 544, 545 and 546 of the Morris, Follet, Joslin and Skinner Subdivision; thence continuing north 110 feet; thence east to the east lot line of lot 546; thence north to the rear and north lot lines of those lots fronting on Oak Street in the 200, 300 and 400 block of addresses; thence east along the centerline of the alleyway to the rear of such lots to the intersection with North Prospect Street; thence south along the centerline of Prospect Street to the line separating the rear and south of lots 466 and 469 of the M. Norris Addition that front on Maple Street from the rear and north of lots 467 and 468 of the M. Norris Addition that front on East Cross Street; thence west to the west lot line of lot 467 of the M. Norris Addition; thence south to the centerline of East Cross Street; thence east to the centerline of North Prospect Street; thence south to the line separating the north lot line of lot 58 of Gilbert's Addition from the south lot line of lot 57 of Gilbert's Addition; thence west to the centerline of the alleyway to the rear of the lots fronting on North Prospect Street in the 200 block of addresses; continuing west along the north lot line of lot 46 of Gilbert's Addition to the centerline of North Grove Street; thence south to the centerline of the Penn Central Railroad tracks; thence northwest to the centerline of North Park Street; thence north to the centerline of the alleyway to the rear and north of lots fronting on High Street between North Grove and North Park Streets and the rear of lots fronting on East Cross Street between North Grove and North Park Streets; thence west to the centerline of the alleyway separating the 100 block of addresses on East Cross Street from the 200 block of addresses; thence north to the centerline of East Cross Street; thence west to the alleyway separating lot 431 of the M. Norris Addition from lots 422, 423, 424 and 425 of the M. Norris Addition; thence north to the north lot line of lot 425 of the Morris Addition; thence west to the centerline of North River Street; thence north to the centerline of Maple Street; thence west to the west lot lines of lots 281, 282, 285, and 286 of the Norris Addition; thence north to the centerline of Oak Street; thence west to the centerline of Norris Street; thence north to the

centerline of Forest Avenue; thence east to the alleyway separating lots fronting on Norris Street in the 700 block of addresses from lots fronting on North River Street in the 700 block of addresses; thence north along these rear lot lines continuing on along the rear of lot 30 of Assessor's Plat Number 7 to the north lot line of lot 30; thence east to the centerline of North River Street; thence north along North River Street to the place of beginning at the intersection with Holmes Road.

Also; that the following described property be rezoned from the Current R-2 (two-family residential) to that of R-3 (medium-density residential):

At a point beginning at the intersection of the centerlines of the alleyway at the rear of lots fronting on the 200 block of addresses along East Forest Avenue and at the rear of lots fronting on the 600 block of addresses on North River Street near the northwest corner of lot 544 of the Norris, Follet, Joslin and Skinner Subdivision; thence east to the east lot line of lot 546; thence south to within 110 feet of the southern lot lines of lots 544, 545 and 546; thence west to the centerline of the alleyway separating lot 544 from the rear of lots fronting on the 600 block of addresses of North River Street; thence north to the point of beginning.

Said Ordinance No. _____ amending Zoning Ordinance No. 162 shall take effect and be in full force upon publication in THE PRESS, a newspaper published in the City of Ypsilanti, Washtenaw County, Michigan.

Made and passed by the Council of the City of Ypsilanti on the _____ day of _____, 19____.

George D. Goodman
Mayor

MINUTES
CITY OF YPSILANTI
PLANNING COMMISSION
AUGUST 15, 1979

The meeting was called to order at 7:32 p.m. by Chairman Elliott.

PRESENT: Berberick, Elliott, Fuller, McCrystal, Rankin, Matevia

ABSENT: Brazell, Lawrence, Taylor

STAFF PRESENT: Michael D. Wilson & Greg Jablonski

Minutes of the July 25, 1979 meeting were approved by a unanimous vote.

A public hearing, to discuss a request by the Historic East Side Association to rezone a portion of Northeast Ypsilanti to R-1, was opened.

Marlyn Tabor of Maple St., one of the petitioners, said that most of the residents she contacted responded very favorably to the rezoning.

Pete Murdock, of N. River St., observed that this was the direction in which the community should go, and raised two issues. First, that High Scope's conditional use permits may need review and second, that the area on the west side of Norris St. excluded through error, should be included in the rezoning.

Homer Bruder of Oak St., who owns a 2-family house, said that he failed to see the need for the rezoning. He also expressed concern that rezoning to R-1 may deprive citizens of retirement age of necessary income from rental housing.

Vickie Buffet asked whether her 2-family house could be sold as a two-family house. (Staff responded that change of ownership involving valid non-conforming uses need not result in discontinuance of the use).

The public hearing was closed.

Staff commented on the non-residential uses in the rezoning area and presented letters from Motor Wheel, Inc. and James W. Ledbetter, 808 N. River, opposed to the rezoning and from the Historic District Commission, supporting the request for rezoning. Staff also commented on the conditional use permit held by the High Scope Foundation and made a recommendation that High Scope property on River Street remain zoned R-3 and that all but the southern 110 feet of the adjacent 3 lots on Oak St. be rezoned to R-3 with the remaining 110 feet zoned R-1.

The Commission members voiced their opinions, the consensus being that the purpose of the rezoning is to preserve and enhance the value of property.

505 North River St.



Sold

Date Purchased: July 15, 1975

Description of Building: Frame house and garage on 66' X 165' lot. This two-apartment dwelling has 1200 sq. ft. on the first floor and 228 sq. ft. on the second floor (steeply sloped); there is also a basement.

Prior Use: Vacant when purchased; two apartments had been rented previously.

Current Use: Foundation data processing facility and office space for five full-time and one part-time staff. No exterior or interior structural changes have been made or are planned. Wiring has been extensively up-dated to meet current code requirements.

Future Use Plans: Continue as data processing facility.

201 Oak St.



Date Purchased: October 25, 1977

Description of Building: Single-family frame house, five rooms on lower floor, three rooms & bath on upper floor, basement, for total of 1900 sq. ft. on 66' x 240' lot. There is a separate garage.

Prior Use: Single-family home.

Current Use: Vacant.

Future Use Plans: Office and small-group conference space for five staff members for the Foundation's Latin American program department. No exterior changes to the building are needed for this use. Occupancy is planned within the next year.



205 & 209 Oak St.

205 Oak St.

Date Purchased: September 15, 1977

Description of Building: Duplex dwelling with five rooms and bath on first floor; three rooms and bath on second floor; 1650 sq. ft. on 66' x 240' lot. Garage and storage shed on back of lot.

Prior Use: Occupied as duplex with two tenants.

Current Use: House is occupied as duplex with two tenants. Garage and storage shed have been remodeled, with appropriate wiring and heating installation for wood-working shop.

Future Use Plans: The house is projected for use as office space within the next twelve months to house six full-time staff members engaged in writing, editing and design for the Foundation's printed educational materials. No exterior modification of this building will be required to accommodate the intended use of this facility.



205 Oak St. Page 21 Garage/Shed

209 Oak St.

Date Purchased: November 29, 1977

Description of Building: Frame house, approximately 40-50 years old, six rooms & bath on first floor, walk-up storage area on second floor, 1050 sq. ft. on 66' x 240' lot. There are two detached sheds on back of property.

Prior Use: Rented to single family.

Current Use: Rented to single family.

Future Use Plans: To be occupied as housing space for persons attending training courses at the Foundation (educators from Latin America, educational consultants, leadership program trainees). No more than three persons will be occupying facilities at one time. Some interior refurbishing and repair will be needed.

(Please see preceding page for 209 Oak St. picture.)

206 Forest Ave.



Date Purchased: June 1, 1976

Description of Building: Frame two-story building with addition, covered breezeway and attached garage. Residence part of building has two apartments; total square footage is 3400 sq. ft. on 66' x 240' lot.

Prior Use: Two apartments were rented; addition was used as beauty college.

Current Use: Residence portion of building houses five full-time staff for office space and is the headquarters for the Foundation's Graduate Program in Education & Human Development. The breezeway and garage were remodeled into a classroom for the High/Scope preschool program which serves 15 children in morning and afternoon classes. No interior changes were made in the residence part of this property; a new roof was installed and repairs were made to the furnace.

Future Use Plans: Continued use as a classroom facility, office space; the former reception area of the beauty college serves as a conference space for small groups and orientation space for visitors to the preschool classrooms.

202
Forest
Ave



206
Forest
Ave
← Preschool



