

1. 12-20-17 PC Meeting Packet.pdf

Documents:

[12-20-17 PC MEETING PACKET.PDF.PDF](#)

2. DRAFT PC Minutes 11-13-2017

Documents:

[11-13-17 DRAFT JOINT MEETING - HRC-SC-PC.PDF](#)

Agenda
Planning Commission
Wednesday, 20 December 2017 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Heidi Jugenitz, Chair	P	A
Liz Dahl MacGregor, Vice Chair	P	A
Anthony Bedogne	P	A
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- October 18, 2017
- November 13, 2017- Special Joint Meeting of the Planning Commission, Human Relations Commission, and Sustainability Commission

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

- 218 N Adams
Adaptive Reuse-Planned Unit Development
- 206-210 N Washington
Special Use

VI. New Business

- 2018 Schedule of Meetings
- Creation of a committee to review the Master Plan
- Non-Motorized Advisory Committee: appointments

VII. Old Business

- None

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-motorized Advisory Committee: October minutes
- Non-motorized Advisory Committee: December minutes
- Non-Motorized Advisory Committee: 2018 Project Priorities

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
October 18, 2017
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: H. Jugenitz, C. Zuellig, T. Dennis, M. Dunwoodie, P. Hollifield, J. Talaga, C. Madigan

Absent: L. MacGregor (excused) A. Bedogne (excused)

Staff: Joe Meyers, Community Development Director
Cynthia Kochanek, Presentation Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Dennis moved to approve the minutes of September 20, 2017 (Support: M. Dunwoodie) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Ray – Ypsilanti – stated she would not give her address due to problems she has had giving it at previous meetings but she was in attendance to represent the Tin Houses Group.

She read a news article from Portland, Oregon, allowing people to park tiny homes and recreation vehicles on properties detailing the guidelines that covered it with regard to electrical, sanitation, etc. She then went on to discuss the need for affordable housing in Ypsilanti, where, it is her opinion that rents are very high and unaffordable to many people. She referred to the public housing on Hamilton, adding that there was a \$35 cost to get on the list and that there is a six month waiting list. She referred to the high homeless rate in San Diego and Honolulu and the increase in Hepatitis C is spreading so quickly they are having to spray down all the sidewalks with bleach.

She added that the property taxes in Ypsilanti are very high and allowing people to park their RV's or tiny homes on their property would allow a lot of their tax burdens.

Nathanael Romero, West Cross – thanked the board for having this discussion on Affordability and Accessibility asking for more clarification of what the accessibility part entails.

Commissioner Madigan responded that it entails the actual physical meaning of accessibility of a structure. Chair Jugenitz agreed with Commissioner Madigan but added that as we look to the future, how and when we would use that term - choosing the term that is all encompassing and then breaking it down into various components. Mr. Romero stated that both are important.

He continued that he has been working to mobilize people around the International Village issue since one of the concerns is the effect that the development will have on housing. Some statistics that are important that have been previously voiced by Amber Fellows (who is on the Human Relations Board of the city) statistics from the American Community Survey shows that 65% of household in Ypsilanti are non-family households; median age is 24.6; millennial comprise 48% of the population; and median household of non-family income is \$26,000; so we have a lot of young people below the poverty line in Ypsilanti. We have a vibrant community with artists and musicians and people who work in shops who give value to the community but are at risk of displacement. His committee would like to hone in on the need for non-family housing, particularly the young.

Commissioner Dennis repeated his statement of “need for non-family housing” and asked Mr. Romero his definition of this. Mr. Romero responded that he believes according to the Census Bureau it refers to that as individuals or people living with a non-family member, i.e. housemates. He added more detailed information on available data.

Amber Fellows – Jarvis. She is on the Human Relations Commission and at their June meeting had completed a resolution to set up a joint meeting with the Planning Commission and their board but somehow did not come to fruition.

She stated that Ypsilanti has the most rental units in the County – 67% are rental, and we have the least amount of home ownership and it is denser. We are a low income community and most live under the poverty line as previously stated. Wants this discussion to amount to something; not just discuss and then move on without nothing getting done.

Ray – would like the board to look at micro apartments that are spreading up over all the country and world. She recommended that the board create an affordability commission in Ypsilanti.

Chair Jugenitz thanked all for their input and everything offered is extremely helpful.

V. PRESENTATION AND PUBLIC HEARING ITEMS

None

VI. NEW BUSINESS

1. Affordability and Accessibility in Ypsilanti

Chair Jugenitz stated that there are two issues that have become current during our site plan and special use reviews. This comes back to one of the guiding values of the Shape Ypsilanti

Master Plan that anyone of any age or income should be able to find housing in the City of Ypsilanti. Chair Jugenitz stated that she has more of an idea on a directive for the Affordability and Accessibility than the Public Hearings issue. Because the Planning Commission is the authority that adopts the Master Plan, she wants to frame this as an issue of affordability and accessibility within the context of the Master Plan.

In October 2013, we adopted the Master Plan and unlike previous master plans, this was intended to be a hybrid of a land use plan and provide policy guidance and laid out a road map for the next 20 years in the City. It replaced the one developed in 1998 and Ypsilanti was in a different position at that time because it had a very active industrial sector and job linked to that sector. A few years later, it changed rapidly and one of the motivations of the 2013 Master Plan revision was an update to make it relevant as it exists today. The stated purpose to set the framework for future development, redevelopment and preservation by building on its people, buildings and businesses, and infrastructure when making decisions on land use, sustainability, etc.

The master plan also provides a list of measures that helps us track our progress and performance on the guiding values. They are measures and not targets! It was designed to be highly participatory – there were a number of forums that were held in order for residents could participate, i.e. charettes.

Other commissions in some way have had conversations come up that apply to affordability and accessibility, but specifically she wished to point out the various issues that had come before the Planning Commission. Planning Commission has seen the issue arise in the number of agenda items – for example, the Bell/Kramer issue where we saw unforeseen impacts that this rezoning had on property values in that neighborhood; we heard about affordability issues during the Thompson Block presentation because that is going to be all market rate housing. There was also the development that was originally planned for Water Street by Herman Kittle but did not come to fruition because of soil remediation issues and last month we had a proposal for senior housing on Michigan Avenue. There have been a number of cases where specific issues on affordability and accessibility have come before the commission.

We are seeing that property values in the City of Ypsilanti have risen. Along with these changes, it affects higher tax bills which get passed along by property owners to renters. Nationally, there are trends showing that there are more homes under ownership than fewer people which affects people who rent.

She referred to two bills in the House and Senate that pertain to making short-term rental uses permitted by right in all residential zones. There is a lot going on in a number of communities.

Chair Jugenitz closed by stating that she has been reflecting recently on what the role is of the Planning Commission is on this issue. She wants to propose and establish a Citizens Advisory Committee (which is allowed in our bylaws) which would consist of interested planning commission members and representatives of the community that have a major stake in this issue to study housing accessibility within the framework of the Master Plan and to recommend concrete land use and policy changes to sustain and enhance access to people of all ages and incomes. She wanted to get the rest of the board's reaction to this proposal and if they agree, what kinds of issues they would want to see tackled.

Commissioner Talaga agreed with the proposal since one of the issues he is interested in is how it relates to being able to get people remodeling to include accessibility. Adding to Commissioner Talaga's comments, Commissioner Madigan shared with the board some printed information on "Visitability" – which intends to provide a basic level of accessibility in new housing construction in hopes of benefitting the entire population. Visitability is an affordable, sustainable and accessible design approach. Commissioner Zuellig indicated that she thinks it would be a great idea to have such a committee and would be supportive. She also discussed the possibility of having some kind of focus group. After further discussion with comments by all members, Chair Jugenitz stated that she would contact the Sustainability Commission and Human Relations Board members to schedule a meeting to discuss the viability of a Citizens Advisory Committee. They would have to draw up a charter to include what is expected, when the meetings would be held, etc. in order to notify all citizens to be able to participate.

2. Planning Commission Protocol for Public Hearings

Chairman Jugenitz asked about the protocol for public hearings, adding that at a couple of recent meetings questions have come up as to why we are not having public hearing for a certain item. She wants a discussion as to what is the document that governs this and how we can make it a default process rather than err on the side of not allowing the public to speak.

Chair Jugenitz stated we should do a brief review of what the existing practice is on notification asking if it is only in the case of public hearing that notices are mailed out. Mr. Meyers stated that last month, we changed our practices to get more public notice out. It is a fine line when it comes to a permitted use site plan by right because then it becomes more of a technical review instead of a special use, which is more subjective and so we had some questions during the meeting. Staff had questions as to what is allowed on permitted use site plans and we found out that we probably could have amended the agenda to include a public comment before the site plan, but we would have to do some investigation about holding a public hearing for a permitted use site plan only because of how state legislation reads. Special uses require a public hearing, permitted uses do not.

Chair Jugenitz stated that it sounds to her that we do not have the discretion to hold a public hearing and Meyers responded "without changing the zoning ordinance."

Ms. Kochanek added that right now we only have to have a public hearing for special uses, PUDs, zoning map and text amendments, etc. Permitted uses by right come to Planning Commission if they are commercial but otherwise they do not.

The zoning ordinance would have to be amended and Mr. Meyers stated that he would discuss this with our city attorney for their advice. Meyers did state that in the future, any site plan that will be reviewed by Planning Commission will be noticed. Board members were happy with that comment. Chair Jugenitz requested that the city attorney be contacted on the possibility of adding public comment on site plans.

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Ms. Kochanek stated that there were no applications submitted by the deadline today, therefore a November meeting is only needed if the Planning Commission would like one. Chair Jugenitz indicated that one is not needed.

IX. COMMITTEE REPORTS

Non-motorized Advisory Committee – September minutes, were postponed due to the Planning Commission representative on the non-motorized committee not being present.

X. ADJOURNMENT

Since there was no further business, Commissioner Dennis moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 8:50 pm.

Special Joint Commission Meeting Minutes
Planning Commission, Human Relations Commission and Sustainability Commission

Monday, November 13 2017 - 6:30 PM
Riverside Arts Center, 76 N Huron St
Ypsilanti, MI 49197

I. **Call to Order:** 6:33 pm

II. **Roll Call**

A. Planning Commission

1. Present: Heidi Jugenitz, Liz Dahl MacGregor, Anthony Bedogne, Toi Dennis, Matt Dunwoodie, Chris Madigan, Jared Talaga
2. Absent: Phil Hollifield, Cheryl Zuellig

B. Human Relations Commission

1. Present: Sam Jones Darling, Amber Fellows, Kyle Hunter, Ka'Ron Gaines (arrived at 6:44), Theresa Saunders (arrived at 6:44), John Shuler (arrived at 6:58)
2. Absent: Willow Carter, Tanasia Morton

C. Sustainability Commission

1. Present: Keith Michalowski, Thomas Kovacs, Thomas McKee, Brett Zeuner
2. Absent: Julia Bayha, Emily Drennen, Nancy Heine, Natalie Sampson, Leah Vanlandingham

D. Staff

1. Bonnie Wessler, City Planner
2. Joe Meyers, Community Development Manager
3. Seth Torkelson-Regan, Commission Secretary

III. **Approval of Minutes** - none

IV. Audience Participation

- A. Ray, Ypsilanti: Thanked commissions for having this meeting. Described how when she first moved to Ypsilanti, a \$500/month for a one bedroom was easy to find, and now no longer is. Stated that Portland, OR is no longer enforcing an ordinance that restricts people from parking an RV or tiny house on private property, and also that Fresno recently passed a tiny house rule that authorized tiny homes on wheels as a permanent second dwelling for the homeowner or a rental. [Read from Fresno paper.] Strongly urged Ypsilanti to move in a similar direction as Portland and Fresno. Urges commissions to do something dramatic in order that residents may secure housing.
- B. Nathaniel Romero, Ypsilanti: Thanked commissions for this joint meeting. Referenced a theme he has heard from Commissioner Zeuner--"civic helplessness," as in *this is just the way it is*. Stated that now we have an opportunity to push back against that helplessness. Stated that as a municipality Ypsi is restricted by state and federal laws, but it also has creative opportunities.

Encouraged commissioners to think about ways to *not* throw our hands up, so we can defeat this habit of learned helplessness.

- V. Public Hearing Items - none
- VI. Old Business - none
- VII. New Business
 - A. Creation of a citizen committee under the Planning Commission to review and update the Master Plan with a focus on affordability and accessibility

Discussion:

Jugenitz: Stated that the role of the PC is to review zoning and land use matters. Part of mandate is to review the master plan (MP). MP is a vision for the physical aspects of city. Last MP was done in 2013, called "Shape Ypsi." MP is designed to be participatory for people in different neighborhoods. Document of 2013 MP is available online. This is the first document of reference for the Planning Commission (PC). Two of the guiding values in MP are 1) diversity is our strength, and 2) everyone, no matter age or income, can find a home in Ypsi. These have been most important in the past years as issues of affordability and physical accessibility have become more prominent. I have proposed the formation of a Citizen Committee that would have input on the MP particularly regarding these two values. This proposal was well received by commissioners and the public at the meeting at which it was announced. There was also a proposal for a meeting between these three commissions, which is why we're here today.

Summarized input points already received since October: 1) Housing is a basic need and human right; 2) Rents in Ypsi have risen significantly since 2011; 3) The population of Ypsi is predominantly young and non-family; 4) MI state law does not strongly protect renters; 5) We've heard about the stresses of chronic displacement; 6) Concerns about International Village on low-income renters; 7) Increase of small-scale landlords imposing income minimums on renters; 8) Are we prioritising interests of current or future residents? 9) Do we have enough senior housing available? 10) People want a strategy with guts and concrete standards and that addresses all levels of affordability; 11) Want to address this issue at the county and state levels; 12) Multiple types of affordable housing; 13) Need robust data/fact finding regarding housing in city over past four years; 14) Strong community engagement efforts; 15) Requiring accessibility for new models; 16) Who should be involved in planning meetings regarding affordability and accessibility; 17) Overnight parking for tiny homes and RV; and 18) Micro apartments.

Bedogne: Stated that the last master plan process was staff driven. Asked where are we at with the staff's commitment to this, and why are we looking for a citizen driven approach.

Jugenitz: Stated that this is not an exclusion of staff. As commission, we can establish a citizen committee, which allows us to include non-planning commission members in our work. It was within our plan to do MP update, so this is an opportunity to do so with more representation and participation from the community.

Bedogne: Asked if the staff has a reaction and will be a partner.

Jugenitz: Stated that she sees this as an involved process with the staff. This will be a long process--minimum 9 months. Staff will be needed along the way in this process.

Saunders: Asked if it is correct that the committee but not staff that will create the constructs for this process.

Jugenitz: States that she is not sure if staff will *have* to do work. Most work will fall to committee members.

Kovacs: Asked how this is different from our own commissions.

Jugenitz: Explained that this is like a sub-committee *plus*. The citizen committee includes a subset of a planning commission AND citizens from other domains, including the other commissions.

Kovacs: Asked how this is different from the work done in our own commissions. Expressed concern about too many commissions.

Jugenitz: Explained that the Planning Commission is the only one that can update the MP. This will be focusing on issues of affordability and accessibility for the MP.

Zeuner: Asked if citizens will have voting power.

Jugenitz: Responded no--they would be more of an advisory group. The citizens committee's responsibility would be to do a deep dive into the issues of housing in Ypsi and then propose ideas for improving affordability and accessibility in Ypsi.

Zeuner: Asked if citizens on that committee would have equal determination on the issues.

Jugenitz: Responded that they would have equal voice.

MacGregor: Added that the same levels of hierarchy, though, would have to be followed regarding proposing and creating laws.

Bedogne: Asked when will the MP itself be updated.

Wessler: Responded that staff does not initiate update to MP--that is the work of commission. What PC wants to change is up to PC. A review is mandated every five years by State law, but does not require an update.

Bedogne: States that he feels like we should do more of a comprehensive look at the MP, including increasing business tax base and transportation.

Jugenitz: Responded that this is a good point, but she is keen to not dilute the focus on affordability and accessibility. She'd like to see how an affordability and accessibility centered effort would pair with other issues.

Bonnie: Added that in the abstract, MP can updated as frequently as the commissions want. It must be reviewed every five years. Concretely, it is difficult to update more than once per year because of the amount of public notices and community input that needs to take place.

MacGregor: States that she feels like the issues Bedogne brings up are ones the commission has tools to deal with and affordability and accessibility are ones we don't often bring up in PC meetings because we don't have tools to deal with.

Fellows: Stated that at the last PC meeting, she saw the commission was in pretty much agreement about the citizen advisory committee. In an effort to be inclusive, there was an effort to reach out to different communities to get new voices that have not been to the table. She is very excited about it. Affordability and accessibility are very present issues.

Kovacs: Asked who is deciding who will be on the committee and the basis for who will and will not be on the committee.

Jugentiz: Responded that this will fall to the chair of the PC, PC as whole, or planning staff (with consent of PC). PC will consult with SC and HRC. Part of tonight is to determine how we want to decide who will be on the committee. As I see it, we want to create opportunities for all types of people to be included, even if not part of the citizens committee, via focus groups and forums. For efficiency, we're talking about a body of no more than 10-12 people. We want people representing both affordability and accessibility. is a good start. Includes business owners, Ypsilanti Housing Commission.

Hunter: Stated that he wants representation from people in Defend Affordable Ypsi. This is a current citizen led group on these issues.

Kovacs: Want property owners and landlords represented too.

Dennis: As the PC, we're asking other commissions for input on what *your* vision for this is, rather than simply the PC's.

Zeuner: Brought up the idea of "Neighborhood block groups," something that's come up for how to include diverse representation of people, including the many micro-communities in Ypsi. We want people who communicate day-to-day with their neighbors. [Read SC's definition of sustainability.] Stated that equity addresses affordability and accessibility. Historical context is important. Sustainability is not just solar panels--but the historical aspects of our community. Can't allow housing policies to wipe away the historical significance of our communities.

Jugenitz: Stated that an asset we have to use is a working framework for MP, including an outreach process that goes into different neighborhoods. We can make it better, though.

Bedogne: Suggested Next Door as an outlet for getting info to neighborhoods.

MacGregor: Not all people can use it--since they're not in a designated neighborhood.

Fellows: Stated that one idea she heard is a public meeting in which interested people come and apply. Another idea is a focus group to get people of different interested involved. We could also do a mailouts to alert the public.

Jugenitz: Can't have more than four citizen committee members from the PC.

Kovacs: Responded to Zeuner's point about the definition of sustainability: we want to be careful about how we charter this committee because if we consider affordability only by itself we may forget about where those homes are located. An affordable house could be far from good jobs or grocery stores and may not be on an accessible public transportation line.

Jugenitz: Responded that she understands sustainability and transportation as central to the issues of affordability and accessibility. Doesn't think these issues would have to be separated.

Fellows: Responded that these are intersecting issues.

Kovacs: Responded that this seems to be sustainability that is being talked about.

Jugenitz: Stated that alongside the updates to the MP, there should be a series of proposals. Many laws at the state level restrict what cities can do regarding housing and affordability.

Gaines: Asked why can't the commissions just all do this work. It seems like creating this new committee will take away crucial time and energy from this work.

Jugenitz: Responded that creating the citizens committee does not stop any work we're doing in separate commissions. The PC has the authority to update the MP and create a citizen committee, so this is a way to do both of those towards the goals of affordability and accessibility.

Shuler: Asked what is the strategy for integrating city's MP with county's MP.

Jugenitz: [TAPE] Asked Bonnie if there are examples of integration between municipalities and counties on MPs.

Bonnie: Responded that the county usually initiates such efforts. It would be awkward for municipalities to collaborate with Washtenaw County on this issue because the county here

doesn't do any planning for the municipalities. Therefore Ypsilanti would have to coordinate with the separate municipalities.

MacGregor: Added that part of MP will be updating other municipalities in the area so they can be informed. Added that she would like to hear specific suggestions on who we should invite to the citizen committee.

Talaga: Responded students should be heard from.

Gaines: Added that the committee should include a citizen from each ward.

Michalowski: Added that a city staff adviser would help the committee.

Jones-Darling: Added the EMU's Office of Government Affairs.

Zeuner: Stated that Ann Arbor has great influence on Ypsi's housing crisis. Asked how we address that without giving Ann Arbor a foot to drive the conversation.

Jugentiz: Responded that as part of planning process, we will do deep dive into root causes of issue. We do not need direct representation from AA, but we want to think about how AA players can play important role in this issue and how they could work alongside us in these efforts.

Shuler: Stated that he'd like to know if Ann Arbor outflows strictly come to Ypsi or are there others going to other cities too.

Jugentiz: Asked commissioners to pivot to other questions they want to see addressed.

Michalowski: Responded "What's driving housing/rent costs up?"

McKay: Responded "What's increasing housing prices in the area as a whole?"

Saunders: Responded that she would like to examine the intersections of race, gender and family structure in relation to housing affordability and accessibility.

Zeuner: Responded that quality of housing should be examined, including mold, lack of heat efficiency, etc. Cheap shouldn't mean poor quality. As a landlord you can get away with a lot in Ypsi. I don't know if Ypsi has good standards for landlords.

Jugentiz: Added that the committee should be looking at the total cost of renting, not strictly rent.

Zeuner: Added particularly utilities and maybe Internet.

Hunter: Responded that Identifying food deserts--access to fresh food and grocery stores--should be a priority.

Jones-Darling: Added representation with regards to transportation. On a weekend, people are consistently late for work because they're taking the bus. Additionally,

Fellows: Added renters need to be represented. Also, non-family households, students, and single parents. [Referencing a community input forum held the day before] Stated that in response to the question, "What would equitable economic community development look like?" participants' responses included the following: equitable process that doesn't succumb to the majority; diverse makeup of participants that reflects the makeup of the community; community land trusts; percentage of development for different groups; ample information out to and in from the community; block club coalition; not a trickle-down structure; community needs assessment; communication between schools and universities; discussion of Ann Arbor spillover; development that is community controlled and owned; low interest municipal loans; rent control; tiny houses; rent-owned development; accessory dwellings; participatory budgeting; public land; not every solution become a business solution; not subsidizing large corporations; jobs for people at every education levels; cooperatives; living wage for all jobs; social housing; community center and town hall; grocery stores; thinking about long-term generational planning.

Hunter: Noticed there is no mandatory and enforced law for renters' rights regarding literature about housing before moving in.

Zeuner: Added that if a person grows up in Ypsi, he would imagine you'd want to create a place where not only you'd want to stay, but were able to stay. Children are strongly affected by this. Drawing wards may exclude people. We could look at precincts instead. Asked if we should set requirements for demographic composition of committee (regarding race/ethnicity and renter/buyer).

Jugenitz: Responded that getting a perfect match to Ypsi's demographics is difficult in such a small group, but we should strive for relevant representation.

Jones-Darling: Added that we cannot violate the Civil Rights Act by enforcing quotas via race, gender and ethnicity. I'd like to reemphasize the renter-ownership point. The policies that encourage cooperative housing/joint ownership require landlords to provide renters with voter registration about signing. East Lansing has success with this.

Madigan: Added that physical accessibility should be paramount to these discussions. (Left meeting at 7:55pm.)

Jugenitz: Stated that she wants to investigate to how living wage and other aspects influence affordability.

Hunter: Asked if anyone present had experience with the 2013 MP.

Jugentiz: Responded that she came in at the tail end of it. Bonnie was involved.

Kovacs: Stated rent-control is not permitted by state laws. It seems there are ways around doing this. I've heard of techniques for keeping rents sustainable. I'm wondering if it'd be good to have someone who knows the law well--staff maybe--to be on the committee.

Jugentiz: Responded that this is a good idea. Added that just because something can't be done now under MI law, I don't want it to defer us from making goals/a vision that go beyond MI law.

Fellows: Added that currently there's a bill going to the state house for inclusionary zoning.

Jones-Darling: Added that cities like Grand Rapids and Detroit have instituted policies through their planning commissions that provide exemptions so that developers make up for things in affordability and accessibility.

Kovacs: Added that the city government gets something when we increase rents.

MacGregor: Responded that this is not necessarily. Rents can increase more than the rate of inflation while property taxes cannot.

Zeuner: Added that it would be good to look at which landlord groups have benefitted most from current housing policy. If some are benefiting now from tax breaks that are not exemplary in their practice--whether legally or illegally--they should not be represented in the same way as those who are exemplary.

Bedogne: Responded that landlords use current policy to do business--not back deal policies or lucrative deals.

Zeuner: Responded that an example of this point would be not following up with mold or other housing issues and the code not being enforced. It goes back to the city having a means to enforcing housing code. Asked if there is a property company that is more exemplary than others. Gave the example of Flo Mar, which has increased rents frequently, but has improved their homes regularly.

Jugentiz: Added that because of our mission, we need to include people who are working towards our mission of affordability and accessibility.

MacGregor: Asked if property owners are already overrepresented on our commissions.

Jugentiz: Responded that she wants landlords of smaller units/rental homes represented because there is a large number of them.

Jones-Darling: Added that much of the time, cities don't have the resources to enforce building codes and standards. Ypsi is one of them.

Bedogne: Added that we need City Council to push for increased budgeting to housing enforcement.

Jones-Darling: Added including landlords who care about this mission will be important.

Shuler: Asked if affordability also applies to single-family owned housing.

Jugentiz: Responded yes. If rentals are more affordable, you have a better pathway towards home ownership. I'd like to see a human-centered approach, from someone who's starting off on their own.

Fellows: Added that Ypsi has many home owners who are on fixed incomes or live on disability and because of increased taxes, we are seeing gentrification. Gave examples of gentrification in the south side, West Willow, on the east side of Ypsi. Gave examples of tax sensors coming through and issuing violations in West Willow.

Bedogne: Responded that these are examples of improving the community. You cannot change taxable value without changing hands. Getting property up to livable standards, even if by issuing violations, is how we improve communities and create growth

Gaines: Asked if what Bedogne is addressing is growth or is an example of pushing certain people out of communities.

Bedogne: Responded that this is growth.

Dennis: Responded that this is not growth. Violations are fine, but cities need to have a means to help homeowners fix and improve the issues for which they receive violations, like grants.

Zeuner: Added that violations, from a sustainability perspective, are meant to punitive to keep certain behaviors in check, but not shift populations. If people can't pay taxes, what's the reason they can't pay their taxes? Violations we should look at as a notice, but what we also need to look at what resources are provided to folks by the city that allow them to respond appropriately to these notices.

Bedogne: Responded that we (the city) are not even writing violations. There's a theory in this group that people are trying to push others around, but this is simply action that is trying to level the playing field and make properties safe and livable.

Hunter: Responded that these violations are coming at the expense of people being able to live on those properties. It is criminalizing poverty and it is the first wave of gentrification. Poverty is

a byproduct of white supremacist policies that have existed for centuries. We're trying to fix something, not trying to add on to it.

Jugenitz: Stated that returning to our primary two principles, we want to avoid displacing people at all costs.

Jones-Darling: Stated that implicit bias and implicit discrimination is a thing, and has happened over time. When we do start enforcement, we need to keep this in mind. How are we handling out violations? How are we assisting homeowners to improve the quality of their houses? We have a lot of shattered homes that we can help improve, which will help increase the tax base.

Fellows: Added that she thinks this is about reframing our goal away from incentivising big developers towards incentivising those who have lived here.

Hunter: Added that he would like continued acknowledgement that we're dealing with something that's existed for a very long time. We cannot rely on the status quo because it is inherently destructive. Everything needs to be reexamined from the bottom up.

Gaines: Asked how we can go forward when we're having the wrong conversation. Some people at this commission still don't believe in gentrification or recognize it. We all have to be on the same page. We need to educate even commissioners on how serious gentrification is.

Jugenitz: Responded that she will push back a bit to Gaines' point. I appreciate the focus on history, which is important regarding our city, country, and how history has influenced housing up till today. I want to challenge everyone here to understand that we will represent a range of perspectives and that's okay and we can work together. I'm optimistic about that process. We have to move forward on what we do have in common. [Opened up floor to audie

VIII. Audience Participation

Quinn Phillips, Ypsilanti: [Responding to the discussion on the connection between affordable housing, food access, and transportation]. Stated that she recently did an interview with a UM social work grad student about the Ypsilanti tenant community in which the grad student addressed such connection. Added that the commission should not invite Beal Property to the citizen committee. Shared an experience in which she witnessed racist practices from them.

Ray, Ypsilanti: Stated that she represents the Ypsilanti Tenants Union. [Referencing the topic brought up by commissioner Zeuner.] Stated that housing quality in Ypsi is abysmal. Has been photographing homes in Ypsi for several years. There are no standards for mold. [Referencing a documentary], stated that 50% of houses in the U.S. have mold, and she guesses Ypsilanti's percentage is much higher. Many flooding occurs and nothing is done about it. We in Ypsilanti are in a radon hotspot. There are no requirements for landlords to test for radon, which is the leading cause of lung cancer among non-smokers. Also no requirements for landlords to clean heating ducts. Cost of utilities is far too high because of inefficient utilities. Many landlords won't

let renters put plastic over windows. International Village does not go along with our current MP. It is not designed for people who currently live here. After the housing crash in 2008, many owners began renting, so rental demand went up and rents went up. Strongly suggested reinstituting an old law that required $\frac{3}{4}$ of the population of an area to approve the selling of public land (like Water Street) to a private entity. Many of her friends want to own homes but cannot afford property taxes, so allowing tiny homes to be parked on private property would help homeowners raise extra income to pay property taxes.

Quinn Phillips, Ypsilanti: Echoed Ray's point on allowing tiny homes and RVs to be parked on homeowners' lots with the homeowners' permission. This would help her pay her property taxes which went up significantly last year.

Nathanael Romero: Stated that he is encouraged to see this meeting happen. It's incredible to see the brainstorming that's happening here in a public city meeting. Wants to express support for formation of a citizen's advisory commission. It has inherent value because it increases public participation and diverse representation. Can lead to a more participatory government structure. Regarding why we're look at affordability and accessibility, stated that we are often looking at how to increase the tax base. When we center equity, the outcome is better for everyone. We can revisit the MP in accordance with the status quo, but if we center affordability, accessibility, racial justice, gender justice, and diverse family dynamics, we will have better outcomes.

Izaiah Levine: Reported that Beth Ernat advised City Council tonight to not go forward on the International Village development.

Erica Mooney: Expressed support for a citizen's committee. Stated that the problem we are addressing is wicked and deep rooted in slavery and speculation, so any solutions we have will not seem rational if they are challenging the status quo. A citizen's committee makes sense because it addresses the challenge of how to have an equitable process for development. Stressed the importance of avoiding redundancy across the commissions and committees. Added that the update of the Ypsilanti Transit Center should be included in this work. Repeated that this is a difficult process because finding a new answer means challenging the status quo of community development that has gone on for many centuries.

Quinn Phillips: Thanked commissions for organizing this meeting. Stated that she just learned that the Ethics Committee only has one person on it, and this doesn't seem okay, particularly at this time during the International Village investigation. Not sure if this is the right forum for this, but wants the commission to know about this issue as well.

Jones-Darling: [In response to Gwen Phillips] Stated that as chair of the HRC, he will personally investigate why there is only one person on the Ethics Commission.

Erica Mooney: Stated that she remembers there was a significant amount of interest in the Sustainability Commission when it first started, and she thinks people who were not chosen for the commission could have been asked to be part of the Ethics Committee.

Quinn Phillips: Added that in order to be heard by the Ethics Committee, one has to file a complaint with the city attorney; however, there is no clear way to do that.

Jugenitz: Thanked all audience for their participation. Added that she will take the notes from tonight and draft into a charter for a citizen committee to be review by the PC in December.

IX. Adjournment 8:46 pm



14 December 2017

**Staff Review of Adaptive reuse Planned Unit Development
Application
Ypsilanti Performance Space
218 N Adams St**

GENERAL INFORMATION

Applicant: Steve Pierce
Save Old Buildings, LLC
Ypsilanti, MI 48197

Project: Ypsilanti Performance Space

Application Date: 11/8/2017

Location: Southeast corner of Emmet and Adams, north of Washtenaw, South of Cross, between Hamilton and Huron

Zoning: CN, Core Neighborhood

Staff Recommendation: Recommend Approval to Council

PROJECT AND SITE DESCRIPTION

The subject property, 218 N Adams, consists of two linked buildings and a large parking area, fronting on both Adams and Emmet. The main entrances to the parking area and the large building are off Adams; the main entrance to the small building is off the parking area to the south. The parking area can be accessed via Adams or Emmet. The parcel is approximately 0.75 acres, and is zoned CN, Core Neighborhood. The applicant is proposing to continue the current use of assembly (banquet hall, etc), and to add the use of business & professional offices. Business and professional offices are not a permissible use in CN. Thus, the applicant is seeking an Adaptive Reuse Planned Unit Development.

The property is currently owned by the First Congregational Church of Ypsilanti, and has been in use as a church since the large building's construction in the 1890s. In 1979, the church was granted permission from the HDC to relocate the house located at 212 N Adams to expand their parking area; that house is now the Parish House Inn at 103 S Huron St. The smaller building was constructed in the late 1980s. At the time of the smaller building's construction, a conditional use permit was sought and granted for operation of the church in a residential zone (then R4).

The applicant is proposing conversion of the smaller building into office space, and after extensive repair and renovation, convert the large building into a performance venue and later activate the banqueting facilities. All told, the project will be completed in three phases as described: first offices,

then performance, then banqueting. Site improvements would be made after the offices are put into use, but prior to the performance space being activated. Banqueting facilities would be completed after the performance space. The assembly space- performance and banqueting- would be permitted as a continuation of the existing use, but the office space requires the ARPUD process for approval, as does the phased approach to site improvements.

Figure 1: Subject Site Location - Block

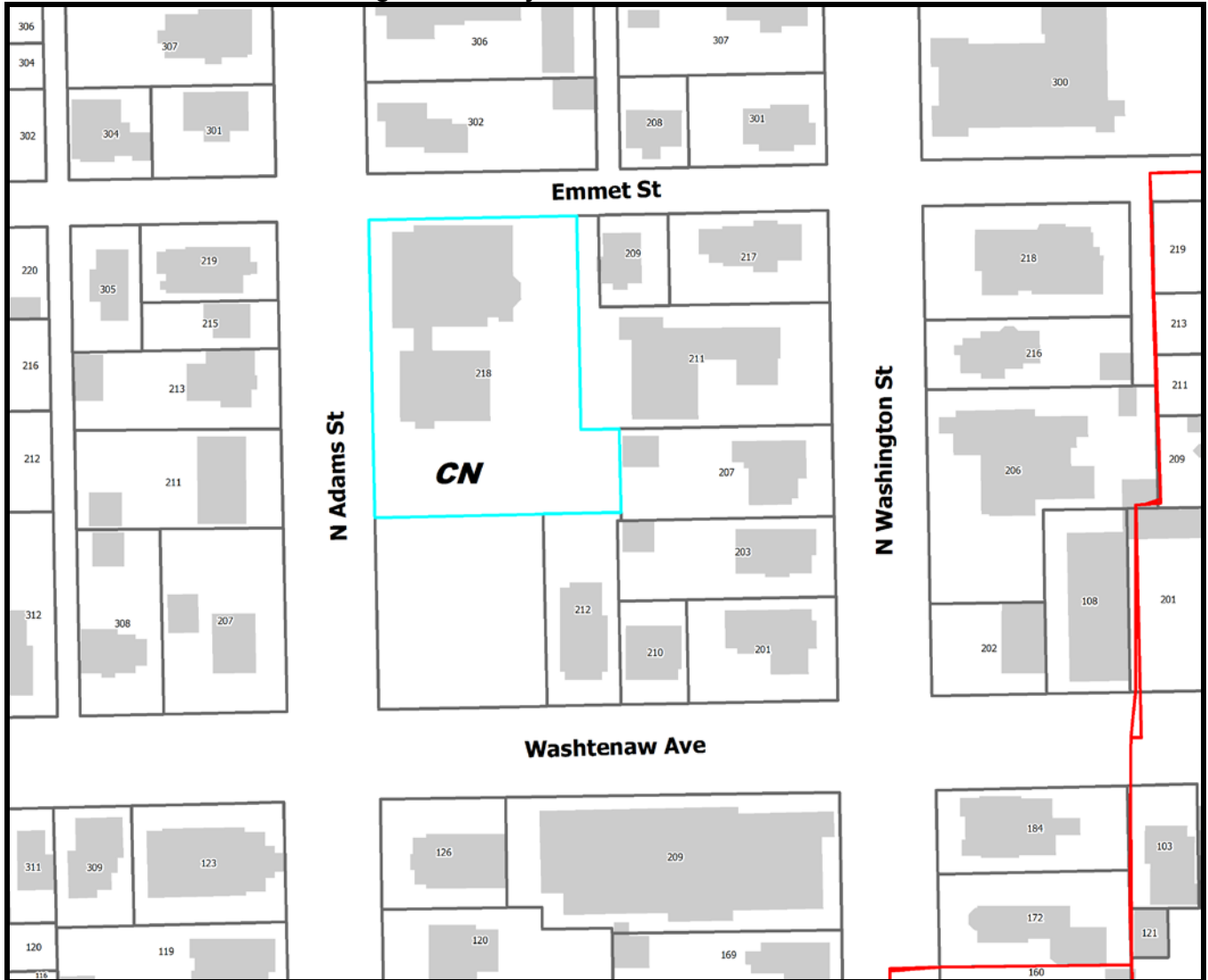


Figure 2: Subject Site Location – Context

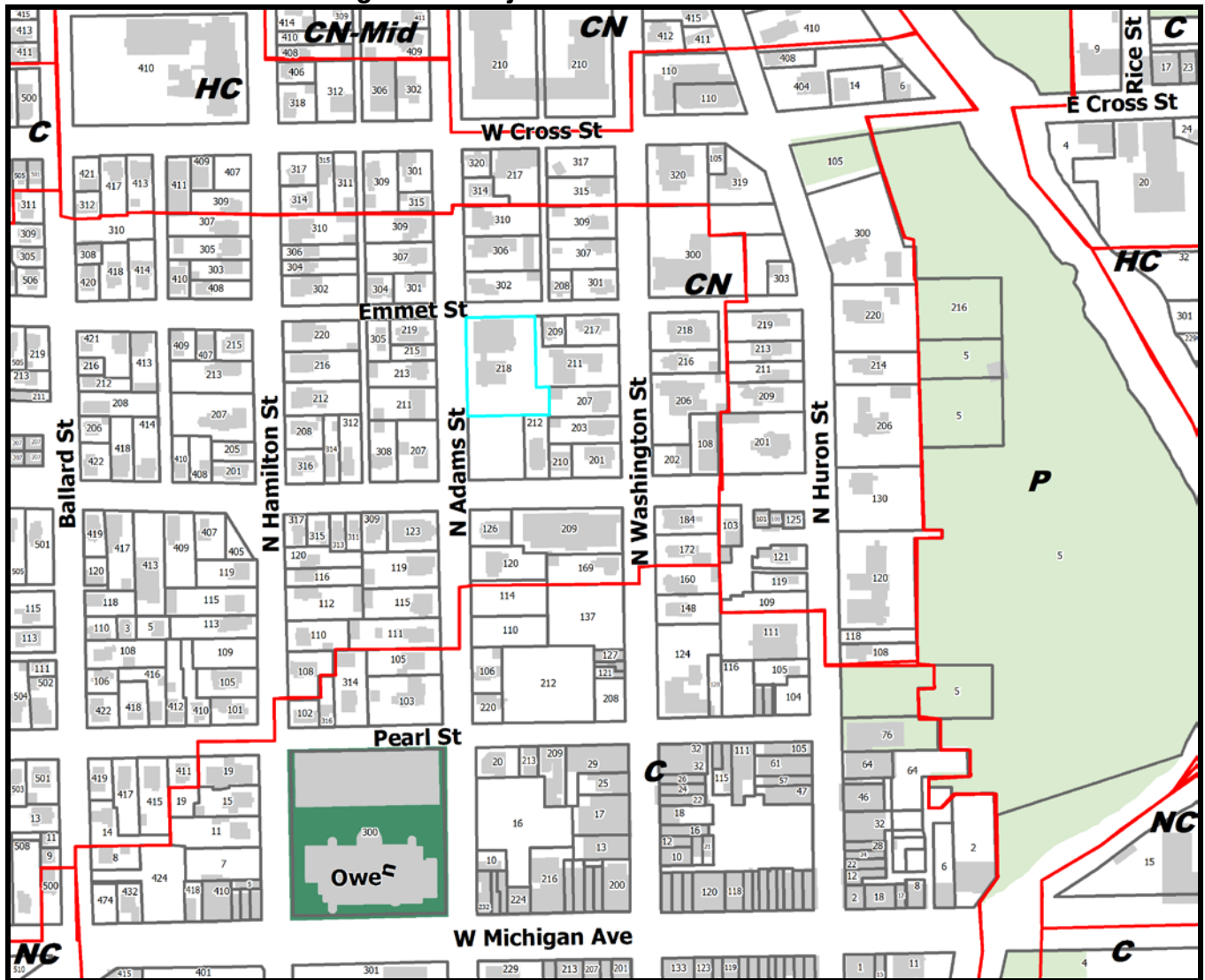


Figure 3: Site Aerial (2015)



Figure 4: View from Emmet, looking south-west



Figure 5: View from Emmet, looking south



Figure 6: View from Northwest



Figure 7: View from Adams, looking east



Figure 8: View from Adams, looking east



Figure 9: View from Adams, looking north



Figure 10: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Multifamily & single family residential	CN
EAST	Multifamily & single family residential	CN
SOUTH	Parking lot, multi and single family residential	CN
WEST	Multifamily & single-family residential	

PLANNED UNIT DEVELOPMENT: PURPOSE

§122-700

- (a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.*
- (b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.*
- (c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.*

PLANNED UNIT DEVELOPMENT: REQUIREMENTS

§122-702

- (a) Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.*

COMMENTS: The site will be under single ownership.

[Note: (b) and (c) are omitted as they do not apply to Adaptive Reuse Planned Unit Development projects. See next review section.]

- (d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.*

COMMENTS: No changes are proposed to the existing layout. Public streets and sidewalks exist.

- (e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.*

COMMENTS: This is met.

- (6) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.*

COMMENTS: The owner will be responsible for all maintenance.

(7) **Additional Considerations.** During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:

- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.

COMMENTS: The site plan proposes no changes to the site in Phase 1, the office use phase. The parking lot will be resurfaced and striped as part of phase 2, the performance space phase, and the fencing along the east will be replaced. No screening is proposed at the south of the site, adjoining the parking lot for the Methodist church, as installation of screening would limit snow storage, in the case of a fence, or severely limit the available parking, in the case of landscaping, due to the size of bed required. No screening is proposed between the parking area and the right-of-way, as those areas are currently paved. The applicant shows those as being striped "no parking." Foundation landscaping is not proposed along the small building nor the large; the large being architecturally significant, none is suggested, the small is less significant but presents a finished architectural surface to the street.

PLANNED ADAPTIVE REUSE PROJECTS

§122-703

A planned unit development that involves adaptive reuse of an existing structure that is located in a residential zoning district, but that was originally constructed for non-residential use, may be reviewed as a planned adaptive reuse project at the request of the applicant. The following requirements must apply to a planned adaptive reuse project in addition to the requirements applied to all planned unit developments:

(a) *Eligibility.* The project must involve the reuse of an existing structure that is located in a residential zoning district, that was constructed for non-residential use.

COMMENTS: This is met.

(b) *Minimum size.* Notwithstanding §122-702(b), no minimum size is required for a planned adaptive reuse project.

(c) *Permitted uses.* Notwithstanding §122-701, a planned adaptive reuse project may include any uses determined by the City Council, upon Planning Commission recommendation, to be appropriate for the site and compatible with adjacent uses and zoning districts, with the master plan, and with any subarea plans.

COMMENTS: The uses proposed for the site include assembly, which is a continuation of a previous use, and business offices, which are not otherwise permissible in the CN district. Accessory business/professional offices are generally permissible as accessory to many of the permitted uses in CN (ex, religious uses, nursing homes, schools, etc), and are considered low impact when primary uses. The use of the small building for non-accessory business/professional offices is intended to be short-term and low-impact while the large building undergoes its renovations and repairs. The non-accessory offices are intended to become accessory offices at the time the large building is activated. Staff believes the non-accessory business/professional office use of the small building to be compatible with the neighborhood, as well as the continuation of the assembly use and accessory offices.

PLANNED UNIT DEVELOPMENT: PROCESS

§122-705

In broad strokes, the initial approval/denial process consists of four steps.

- 1) Pre-application conference
- 2) Planned Unit Development Application
- 3) Planning Commission review, public hearing, and recommendation to Council (**we are here**)
- 4) City Council Action

SITE PLAN: STANDARDS FOR APPROVAL

§122-311

STANDING

§122-311(a)

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

REQUIREMENTS

§122-311(b)

"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."

As the building location, parking location, etc are all existing and not proposed to change, those dimensions will be omitted from this review.

There are no specific standards for business/professional offices nor private assembly.

Items to be Addressed: None. The Adaptive Reuse Planned Unit Development process supports reuse of existing buildings. No changes to the existing buildings are proposed.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site or sketch 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."

Items to be Addressed: None. The Adaptive Reuse Planned Unit Development process supports reuse of existing buildings. No changes are proposed.

SITE ACCESS, TRAFFIC, AND PARKING**§122-311(d)**

"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."

Figure 11: Parking Layout

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-685 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)	Unable to determine	9'x18' in phase 2 Restripe existing in phase 1
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		No change.
Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		No change
Internal Maneuvering	10' (one-way), 20' (two-way)		24' , east-west; 26', north-south.
Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials		Existing asphalt (phase 1), repair/re-seal in phase 2
Drainage	shall be graded and drained to public storm sewers		Re-use of existing catchbasins.
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.		Shown

Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, 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 encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.		Shown
Lighting	With the exception of 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. All such outdoor lighting shall meet the requirements of §122-609.		Re-use of existing lighting (see photographs)
Screening & Landscaping (internal) 122-684	1 tree per 8 spaces		None provided
	1 landscape island for each 16 spaces		Maintain existing layout. One aisle with 16 spaces, one with 19. No landscaped islands proposed.
	Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		n/a
	All aisle-ends & corners protected w curbed island		One corner at north-east is un-curbed; does contain a guy wire. Suggest protective bollards or similar.
	3' between curb and planting (5' if vehicle overhang)		n/a

	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Privacy fencing existing on east side adjacent to CN, proposed to be replaced in phase 2 with newer privacy fencing.
		3'-4' screen 80% opacity where visible from ROW		None proposed due to existing paving.
		Landscaped areas, walls, structures, walks- must be protected by curbing		Public sidewalks abut parking area.
§122-691	Motor spaces	Private assembly, 1 per 500 sf non-storage area	5463 sf gross. 11 required	54 spaces proposed 19 required 23 max Waiver requested from maximum
		Business and professional offices, 1 per 300 sf usable area	2474 sf gross 8 required	
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		
§122-692	Parking discounts	Transit		None requested
		Alternative Vehicles		
		Bicycle		
		PC discretion, special circumstances not listed above		
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Public sidewalks present
§122-675	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.		No obstructions observed within triangle

Items to be Addressed:

- Exception requested from 122-684(b)(1), install one tree per 8 spaces, requested due to existing layout of the parking lot.
- Exception requested from 122-684(b)(2), landscaped island per 16 spaces, requested due to existing layout of the parking lot. In lieu of landscaped island, provide protective bollards or similar for guy wire.
- Exception requested from 122-684(c)(2), screening from the right of way, due to existing paving.
- Exception requested from 122-684(c)(3), curbing between parking and sidewalks, due to existing paving.
- Exception requested from 122-691, maximum number of parking spaces, due to anticipated popularity of the venue.

ENGINEERING & STORMWATER**§122-311(f), §122-311(g)**

(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.

Engineering plan review is not required for this development as no impervious surface is being added, no major utility changes are envisioned, and no grade changes or steep slopes are present on the site.

Items to be Addressed: None needed.

SCREENING**§122-311(h)**

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

Figure 12: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 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		Reuse of existing fixtures. See included photos in lieu of photometric.
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Existing fenced enclosure	Wooden, fenced dumpster/trash enclosure shown at east end of parking area. Exception requested.
§122-631 Landscape plan			Existing landscaping to remain shown on site plan.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Existing privacy fence along east border of property, in varying conditions. To be replaced prior to opening of performance venue (phase 2).
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb. Emmet: 150' = 5 Adams: 214' = 7		Two street trees present on Adams, in front of small building. Emmet lacks a tree lawn and has minimal space between the sidewalk and the building. Exception requested due to site constraints on Emmet and building aesthetics on Adams.
§122-638 Site Landscaping	10%	None	4200/34,260 = 12%

Items to be Addressed:

- Exception requested from 122-609, requirement for photometric, as applicant is re-using existing site lighting.
- Exception requested from 122-608, masonry dumpster enclosure, due to existing nonconforming wooden enclosure.
- Exception requested from 122-636 due to site constraints on Emmet and building aesthetics on Adams.

PHASING**§122-311(i)**

"Separate phases of development shall be in logical sequence, and each phase shall stand alone so that no one phase will depend upon a subsequent phase for adequate access, public utility services, drainage, or other improvements."

This project will be completed in three phases:

- First, occupancy of the small building with general/professional offices and striping of the lot
- Second, occupancy of the large building with performance space and repair of the parking lot
- Finally, bringing banqueting facilities, including basement catering kitchen, in the large building online.

This phasing serves to ensure the parking is improved at the same time the main performance space becomes active.

OTHER DEPARTMENT AND AGENCY APPROVALS**§122-311(j)**

"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."

HISTORIC DISTRICT

Any exterior work on this building is subject to Historic District Review. At this point, only repairs are being proposed.

MASTER PLAN CONSIDERATIONS

§122-311(k)

"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."

Easily walk, bike, drive or take transit from anywhere. This project is within a highly walkable, bikeable, and bus-able area, just north of downtown. People from the east, south, and west of the neighborhood, as well as from EMU, will be able to reach the site without use of a car.

Great place to do business, especially green and creative. As a performing arts venue, this will help to foster creative business within Ypsilanti.

Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape. This project would re-use and repair an existing example of historic architecture, and could become a local and regional arts destination.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL

§122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

(a) Conformance with the planned development concept. The overall design and all uses proposed in connection with a planned unit development must be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter.

COMMENTS: The overall use of the site aligns with the Master Plan and the zoning code. The parking layout and quantity is nonconforming.

(b) Recognizable benefits. The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved.

COMMENTS: The property has been both off the tax rolls for centuries; it has been suffering from deferred maintenance issues and been listed for sale for approximately a decade. Putting the property back on the tax rolls does have a monetary benefit for the City and its residents. Repairing the building and putting it back into regular, safe, public use is an intangible benefit but an important part of preserving the City's history.

(c) Compatibility with adjacent uses. The proposed planned unit development must be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration must be given to the following:

(1) The bulk, placement, architecture, and types of materials used in construction of proposed structures.

(2) The location and screening of vehicular circulation and parking areas in relation to surrounding development.

(3) The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.

(4) The hours of operation of the proposed uses.

(5) Landscaping, preservation of historic features, and other site amenities.

COMMENTS: The site has been in a similar use as a church since the late 1800s, and the neighborhood has grown up around it. This project is not proposing significant changes.

(d) Impact of traffic. The planned development must be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration must be given to the following:

- (1) Estimated traffic to be generated by the proposed development.*
- (2) Access to major thoroughfares.*
- (3) Proximity and relation to intersections.*
- (4) Adequacy of driver sight distances.*
- (5) Location of and access to off-street parking.*
- (6) Required vehicular turning movements.*
- (7) Provisions for pedestrian traffic.*
- (8) Access to loading and unloading areas.*

COMMENT: The traffic expected from the general/professional offices will be minimal, and generally by appointment only. Use and traffic patterns of the assembly space will likely be very similar to the religious use that exists.

(e) Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.

COMMENT: No such increase in demand is anticipated.

(f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.

COMMENT: See discussion on page 16.

(g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.

COMMENT: A performance venue is not anticipated to result in a negative impact.

(h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.

COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

(i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.

COMMENT: The phases each stand on their own.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission recommend the Adaptive Reuse Planned Unit Development for the Ypsilanti Performance Space at 218 N Adams with the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310, §122-702, §122-703.

Exceptions

- Exception requested from 122-684(b)(1), install one tree per 8 spaces, requested due to existing layout of the parking lot.

- Exception requested from 122-684(b)(2), landscaped island per 16 spaces, requested due to existing layout of the parking lot. In lieu of landscaped island, provide protective bollards or similar for guy wire.
- Exception requested from 122-684(c)(2), screening from the right of way, due to existing paving.
- Exception requested from 122-684(c)(3), curbing between parking and sidewalks, due to existing paving.
- Exception requested from 122-691, maximum number of parking spaces, due to anticipated popularity of the venue.
- Exception requested from 122-609, requirement for photometric, as applicant is re-using existing site lighting.
- Exception requested from 122-608, masonry dumpster enclosure, due to existing nonconforming wooden enclosure.
- Exception requested from 122-636 due to site constraints on Emmet and building aesthetics on Adams.

Conditions

None.

Bonnie Wessler, AICP
City Planner, Community & Economic Development Department

CC File
 Applicant

Applicant*

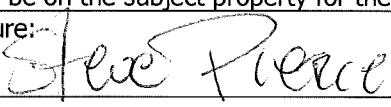
Name Steve Pierce, Save Old Buildings LLC		
Address 118 S. Washington St.		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 734-274-4602	E-Mail steve@hdl.com	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project 218 N. Adams Planned Adaptive Reuse Project
Address 218 N. Adams, Ypsilanti, MI 48197
List all parcel identification numbers included in development: Property ID # 11-11-40-412-001
Current use: Religious Institution with associated office building
Proposed use: Private Assembly/Banquet Hall and General/Professional Offices
Current Zoning: Special Use in Core Neighborhood
Legal description of property (may be attached) Attached.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: 	Date: 11/8/17
Print Name: Steve Pierce	

Complete the checklist on the following page before turning in your application!

Site Plan Required Information Checklist

This checklist **must** be completed by site plan designer and submitted with site plan review application.

The City Planner or Planning Commission may require other data they deem necessary.

Four full-size folded copies of the plans are required, as well as one electronic copy (PDF preferred).

The Planning and Development Department will reject any incomplete submission.

Project-identifying information	
☒	Name of project
☒	Brief description of project
☒	Location map showing major thoroughfares and site location (no scale necessary)
☒	Name, address and phone number of the site owner
☒	Name, address and phone number of the developer
☒	Name, address and phone number of the plan designer and their professional seal
Existing conditions	
☒	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
☒	Area of the site in square feet and acres, excluding all existing and proposed rights-of-way.
☒	Property lines and dimensions, including lines and dimensions of all rights-of-way & easements
☒	All structures and accessory structures, their uses and dimensions. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
☒	<i>Location of abutting streets, existing and proposed rights-of-way, service drives, curb cuts, and access easements serving the site, as well as driveways opposite the site and all driveways within 100 feet of the site. The centerline of road rights-of-way shall be shown.</i>
☒	Use(s) of existing buildings
☒	Existing landscaping
☒	<i>Dimensions of all structures and lot lines within 50 feet of the site</i>
☒	Existing zoning of the site and all adjacent properties
Proposed conditions	
☒	Scale (minimum of one inch equals 200 feet), north arrow, date of original drawing and any revisions
☒	Any changes to site dimensions, and completed <i>Lot Split/Combination Application</i>
☒	Any changes to zoning, and completed <i>Zoning Map Amendment or Text Amendment Application</i>
☒	Any variances requested, and completed <i>Variance Application</i>
☒	Any changes to rights-of-way or easements on the property
☒	All structures and accessory structures, their uses and dimensions, and addition information that may be required by code. These include but are not limited to buildings, signs, drives, parking areas, sidewalks, utilities, lighting, fences, flagpoles, and dumpsters/refuse collection areas.
☒	Building floor plans and architectural wall elevations.
☒	Location and dimensions of any open-air uses, such as outdoor cafes, open-air sales, or outdoor storage
☒	Parking areas, access drives, or sidewalks, showing the method of surfacing, number and size of spaces, aisles, loading areas, and handicapped access ramps.
☒	Landscape plan in accordance with Article XI, division 5 of the Zoning Ordinance. Existing vegetation that is to be retained on the site shall be shown.
☒	Direction and method of stormwater drainage, ground elevations of all existing buildings, site contours at 2 foot intervals, drives and parking lots, and any unusual surface conditions. Include the method of collection; the method and location of the connection to existing stormwater system; and first flush method and type of device that is proposed. Include written approval from the Washtenaw County Drain Commission and manufacturer's data.
☒	Indicate all areas of this site that are located within floodplains.
☒	If phased construction is to be used, each phase must be noted and each phase must stand on its own.

Site designer initials: BR



SAVE OLD BUILDINGS, LLC

November 1, 2017

Planning Commission
City of Ypsilanti
1 S. Huron Street
Ypsilanti, MI 48197

Subject 218 N. Adams Street Cover Letter

Save Old Buildings LLC has a signed agreement to purchase First Congregational Church at 218 North Adams Street in Ypsilanti. Our intent to put the building back on the tax rolls as a contributing resource in the City of Ypsilanti.

The building use will continue as it has for the past 135 years — as a place of public gathering and private banquet facility for events including but not limited to weddings, religious services, meetings, banquets, performances, classrooms, and community events. While the current zoning allows medical and dental offices, we are requesting a planned unit development to also permit general and professional offices.

The overall condition of the building is in good shape and continues to be used on a daily basis. However, the building has deferred maintenance that we must address immediately in order to preserve this unique and historically significant structure.

We will not be seeking any OPRA or other tax abatements or incentives from the City. We will pursue both state and federal historic and energy efficiency tax credits for work that we will need to complete on the building.

We have no plans for any changes to the outside of the building. We will repair and replace the flat and asphalt shingle pitched roof on the 1898 building. We will repair trim and gutters, refinish the doors and complete mortar and tuck-pointing repairs using materials and techniques appropriate to the age of the building.

We will upgrade and modernize the heating and cooling system in the building using the very latest energy efficiency systems and techniques. We plan to install solar panels, where appropriate, following HDC guidelines with the goal to create a net-zero green building.

The addition, which was completed around 1988, will also see some minor repairs to siding and new stain and paint with no plans to change the color or the outside appearance. The parking lot will be cleaned and minor repairs made and it will be restriped.



SAVE OLD BUILDINGS, LLC

We will obtain all needed approvals and permits from the HDC and building department, as required. We expect the work to be completed within 24 months from the date of purchase.

We look forward to working with the City to preserve this grand old building so it can continue to be a place of gathering and resource for the community for the next 135 years.

Cordially yours,

Steve Pierce
Save Old Buildings, LLC

First Congregational United Church of
Christ of Ypsilanti
Glenda Horvath

First Congregational United Church of Christ of Ypsilanti, through its Church Council, hereby approves the application of Save Old Buildings, LLC, to the City of Ypsilanti for a Planned Adapted Reuse zoning permit for the premises located at 218 North Adams Street, Ypsilanti, MI.

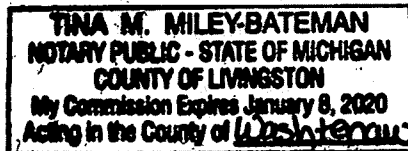
First Congregational United Church of Christ of Ypsilanti

Date: Nov. 8, 2017

Glenda Erickson Horvath
Glenda Erickson Horvath, Moderator

State of Michigan)

County of Washtenaw)



Subscribed and sworn to by Glenda Erickson Horvath before me on the 8th day of November, 2017.

Notary Public Tina M. Miley-Bateman

Washtenaw County, Michigan

My commission expires: 1/8/20

Acting in Washtenaw County

218 N. Adams St.
Ypsilanti, MI 48198

PROPERTY LEGAL DESCRIPTION

Commonly known as: 218 N. Adams St., Ypsilanti, MI 48197-2507
Property i.d. no.: 11-11-40-412-001

Land situated in the city of Ypsilanti, county of Washtenaw, state of Michigan, to wit:

The north 60 feet of lot 338, Norris and Cross addition to the city of Ypsilanti, Washtenaw county, Michigan, according to the recorded plat as recorded in Liber D, page 864, Washtenaw county records.

And

Beginning on the east line of Adams Street, at the northwest corner of village lot 342 according to the recorded plat of the village (now city) of Ypsilanti; running thence east along the north line of said lot to a point one rod west of the west line of the alley lying between lots 343 and 344 projected south; thence south to the south line of lot 339 on said plat; thence west along the south line of said lot 339 to Adams Street; thence north along Adams Street to the place of beginning.

And

Commencing at the southwest corner of lot 337, said corner also being the northeast corner of Adams Street and Washtenaw Avenue in Norris and Cross' addition to the village (now city) of Ypsilanti, Washtenaw county, Michigan, as recorded in Liber D of deeds, page 865, Washtenaw county records, thence north 90 degrees 00 minutes 00 seconds east 110.22 feet along the north line of said Washtenaw Avenue; thence north 00 degrees 02 minutes 30 seconds east 138.00 feet parallel to the east line of said Adams Street to the point of beginning; thence north 00 degrees 02 minutes 30 seconds east 60.00 feet parallel to the east line of said Adams Street, thence north 90 degrees 00 minutes 00 seconds east 65.06 feet; thence south 00 degrees 16 minutes 10 seconds west 60.00 feet parallel to the west line of Washington Street thence south 90 degrees 00 minutes 00 seconds west 64.82 feet to the point of beginning, being a part of lot 338, of said Norris and Cross' addition being subject to easements or restrictions of record, if any.



SAVE OLD BUILDINGS, LLC

December 12, 2017

Bonnie Wessler
City Planner
City of Ypsilanti
1 S. Huron Street
Ypsilanti, MI 48197

Dear Ms. Wessler;

Thank you for meeting with me last week to discuss our Planned Adaptive Reuse project at 218 N. Adams. I very much appreciate you taking the time to explain how the meeting on December 20th with the Planning Commission will proceed and our role in the meeting.

As we discussed and we both agreed the planned use of the property including but not limited to private gatherings, banquet hall, concerts, weddings, and classes are permitted and continuing uses of the property. Uses that have been on-going for over 135 years.

As we discussed, while the Public Hearing notice states we are applying for a Planned Adaptive Reuse (PAR) for use of the structures for private assembly/banquet hall, we have not made such an application as that use is already permitted. The new proposed use in our application is the desire to lease offices for general and professional use. While the current zoning allows a higher intensity use for medical and dental offices, it is silent on the use for lower intensity general and professional offices for companies like software development, engineering, and architecture firms.

I also said that we imagine the leased office space will not be for very long as we expect to hire new staff to support the main operation for the music performance and event space and those leased offices would be converted back to staff offices which is a permitted use not requiring a Planned Unit Development (PUD) or PAR.

I also shared with you that the rent from the lease will not be large enough to pay for the renovation work or mortgage. The lease payments will simply be enough to cover the yearly cost for property taxes and insurance. As we have said before, it is our desire to put this building back on the tax rolls and pay property taxes to support city service as well as schools and libraries. We have also pledged that will not be seeking any OPRA or other tax incentives from the City.

As I shared with you, the real importance for the offices is our ability to show that the building is occupied even during the renovation work. It is nearly impossible to purchase liability and fire insurance in Michigan for a building that is vacant or undergoing a renovation. By demonstrating the building is leased and not vacant, we will be able to obtain property insurance.



SAVE OLD BUILDINGS, LLC

We also need property insurance in order to be able to obtain financing on this project as no bank will loan money on a building without insurance. It is for these reasons, to pay property taxes, get insurance, and obtain financing, that these offices are critical to the success of the project. If it wasn't for the request of the general office use, there would be no reason to apply for a Planned Adaptive Reuse as the rest of the uses are already permitted.

We also discussed the need for exemptions from zoning requirements, which is at the discretion of the Planning Commission, for parking lot screening, repaving, new dumpster enclosures, landscaping, sidewalk access, and new lighting. We said that we will repair and reseal the entire parking lot along with restriping of the lot. We will add additional handicap parking including van accessible parking. There will be a new privacy fence along the entire Eastern side of the parking lot. We will make sure the exterior, including the parking lot, will be beautiful.

As you said, there isn't much need for landscaping as it is the building itself that is on display and it would be a shame to hide it with trees and bushes. There are already mature trees along the right-of-way and we plan to engage the local heritage gardeners to enhance the outside gardens over time.

We also discussed the existing garbage enclosure which is adequate for our use as we plan to move to nearly zero levels of waste stream while substantially increasing our recycling collection such that we will only need cans for trash. I also indicated that the existing enclosure is actually shifted to the north and that we would provide an updated drawing that better reflects the current location. If we did continue to use a dumpster, we would mark the spaces #51-54 (on the new drawings) as employee only parking so as to allow truck access to the enclosure when necessary.

We also discussed the current parking and I noted the existing lot is entirely paved. You spoke about the different types of screening including plants and fencing and the purpose of screening was to block headlights. While discussing the parking lot, I indicated that there is an existing sign in the parking lot not on the drawings.

You also spoke at length about the problems with cars parking head-in along the side of another parked car. I promised I would go back to our architect to address those concerns.

We also talked about lighting and you made a new request during the meeting for lighting information. I explained the existing lighting and we both agreed that I would provide new drawings showing lighting location and you stated that we could provide photos taken at night to show existing lighting.

In a follow up phone call you and I discussed the language found by our attorney in the Zoning Ordinance Sec. 122-701 and Sec. 122-703 that may preclude an office use in the CN district



SAVE OLD BUILDINGS, LLC

under a PUD/PAR. You said that you felt that section was awkwardly worded and as the City Planner you did not interpret that language to preclude general office use for our application. You said that you would be recommending a clarification of the language when the Planning Commission takes up the next review of the ordinance.

Enclosed are those new drawings as we discussed that 1) reflects the current location of the garbage enclosure and 2) indicates lighting on the building as well as in the parking lot. 3) We have also detailed the existing utility pole and guide wires that already provide the buffer you requested for spaces 16 & 53-54 to address the head-in parking issue. 4) I have also included new photos of the parking lot, including night time photos, on the enclosed CD.

As I shared with you, Maggie and I will be paying for the renovation out of our own pocket and that this project will never make much money. This is about saving an old building while keeping true to the original purpose of this building when it was first built in 1882 as a place of gathering for the community. The building has been for sale since 2007, some 11 years, and there hasn't been a rush of buyers. While there have been many ideas floated, no one has been willing to step up and take on such an extensive and expensive renovation project, until now.

Maggie and I have a proven track record saving some of the most challenging historic buildings in the City of Ypsilanti. Buildings like Glover House and Kresge that everyone else passed on saying they were too far gone or couldn't be saved. We don't believe this building is too far gone, but there is little time left before significant problems occur that could make any future restoration financially impossible. If it isn't Maggie and me, it is unclear who else will step forward to save this beautiful building. We have the team and the proven experience to be successful and with the support of the City and Planning Commission, we will make the Ypsilanti Performance Space a reality.

If there is anything I missed from our meeting, please let me know as soon as possible and I will endeavor to get the missing items to you.

We look forward to working with the City and Planning Commission to preserve and restore this grand old building so it can continue to be a place of gathering and resource for the community for the next 135 years. Thanks again for your time.

Cordially yours,

Steve Pierce
Save Old Buildings, LLC

218 North Adams

Ypsilanti MI 48197



PROJECT DESCRIPTION

THIS DRAWING PACKAGE PROVIDES THE REQUIRED GRAPHICAL INFORMATION TO ACCOMPANY SAVE OLD BUILDINGS LLC'S APPLICATION FOR APPROVAL OF A PLANNED ADAPTIVE REUSE PROJECT.

SAVE OLD BUILDINGS LLC HAS A SIGNED AGREEMENT TO PURCHASE THE FIRST CONGREGATIONAL CHURCH AT 218 N. ADAMS ST. IN THE CITY OF YPSILANTI, THEIR INTENT IS TO PUT THE BUILDING BACK ON THE TAX ROLLS AS A CONTRIBUTING RESOURCE IN THE CITY OF YPSILANTI, THE PURCHASE OF THE BUILDING IS CONTINGENT ON ZONING APPROVAL FOR THE PROJECT.

THE USE OF THE FORMER CHURCH WILL CONTINUE AS IT HAS FOR THE PAST 135 YEARS, AS A PLACE OF PUBLIC GATHERING AND A PRIVATE BANQUET FACILITY FOR EVENTS INCLUDING, BUT NOT LIMITED TO: WEDDINGS, SERVICES, MEETINGS, BANQUETS, PERFORMANCES, CLASSROOMS, AND COMMUNITY EVENTS, THE EXISTING OFFICE ANNEX WILL CONTINUE TO BE USED FOR OFFICES, WHILE THE CURRENT ZONING ALLOWS MEDICAL AND DENTAL OFFICES, WE ARE REQUESTING A PLANNED UNIT DEVELOPMENT TO ALSO PERMIT GENERAL AND PROFESSIONAL OFFICES.

FUTURE CONSTRUCTION:

THE OVERALL CONDITION OF THE BUILDING IS IN GOOD SHAPE AND CONTINUES TO BE USED ON A DAILY BASIS, HOWEVER, THE BUILDING HAS DEFERRED MAINTENANCE THAT MUST BE IMMEDIATELY ADDRESSED IN ORDER TO PRESERVE THIS UNIQUE AND HISTORICALLY SIGNIFICANT STRUCTURE.

THERE ARE NO PLANS FOR ANY CHANGES TO THE OUTSIDE OF THE BUILDING OTHER THAN MAINTENANCE AND REPAIR.

ALL NEEDED APPROVALS WILL BE OBTAINED FROM THE HISTORIC DISTRICT COMMISSION AND THE BUILDING DEPARTMENT AS REQUIRED. WE EXPECT THE WORK TO BE COMPLETED WITHIN 24 MONTHS FROM THE DATE OF PURCHASE.

APPLICABLE CODES

CITY OF YPSILANTI, MICHIGAN ZONING ORDINANCE
CHAPTER 122
SECTION 122-703. PLANNED ADAPTIVE REUSE PROJECTS

REQUIRED PARKING
PRIVATE ASSEMBLY: 5463 NSF @ 1 SPACE/500 NSF= 10 SPACES
OFFICE: 2473 NSF @ 1 SPACE/300 NET SF = 10 SPACES
REQUIRED 20 TOTAL

PROVIDED 54 SPACES

ADA REQUIREMENTS: 1 SPACE REQUIRED;
3 PROVIDED, INCLUDING VAN PARKING

PROPERTY LEGAL DESCRIPTION

COMMONLY KNOWN AS: 218 N. ADAMS ST., YPSILANTI, MI 48197-2507
PROPERTY I.D. NO.: 11-11-40-412-001

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, TO WIT:

THE NORTH 60 FEET OF LOT 338, NORRIS AND CROSS ADDITION TO THE CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER D, PAGE 864, WASHTENAW COUNTY RECORDS.

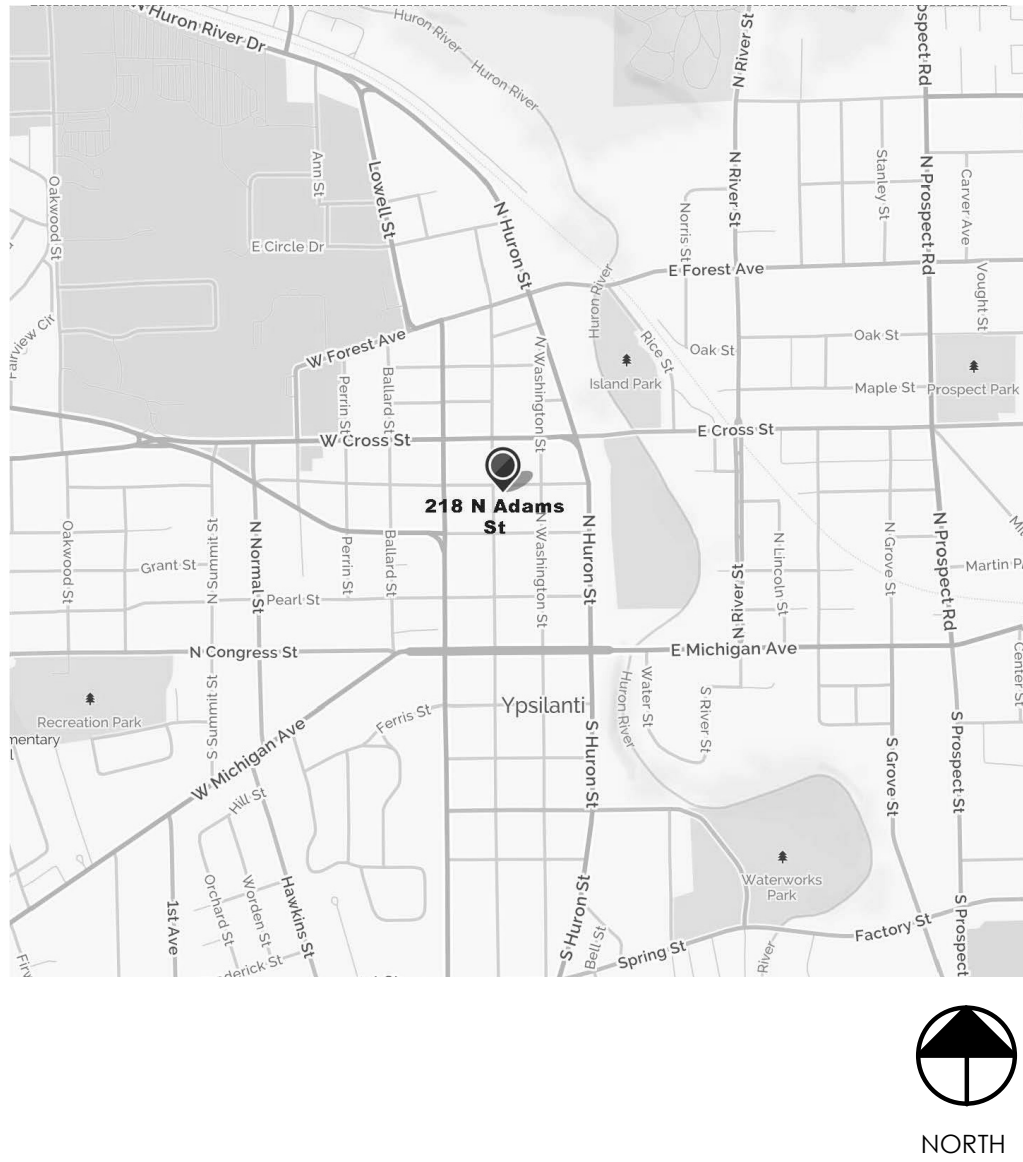
AND

BEGINNING ON THE EAST LINE OF ADAMS STREET, AT THE NORTHWEST CORNER OF VILLAGE LOT 342 ACCORDING TO THE RECORDED PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT ONE ROD WEST OF THE WEST LINE OF THE ALLEY LYING BETWEEN LOTS 343 AND 344 PROJECTED SOUTH; THENCE SOUTH TO THE SOUTH LINE OF LOT 339 ON SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 339 TO ADAMS STREET; THENCE NORTH ALONG ADAMS STREET TO THE PLACE OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF LOT 337, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF ADAMS STREET AND WASHTENAW AVENUE IN NORRIS AND CROSS' ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER D OF DEEDS, PAGE 865, WASHTENAW COUNTY RECORDS, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 110.22 FEET ALONG THE NORTH LINE OF SAID WASHTENAW AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 138.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 60.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 65.06 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS WEST 60.00 FEET PARALLEL TO THE WEST LINE OF WASHINGTON STREET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 64.82 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 338, OF SAID NORRIS AND CROSS' ADDITION BEING SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PROJECT SITE



DRAWING INDEX					
12-11-17 REVISIONS	12-4-17 REVISIONS	11-8-17 PERMIT	11-04-17 REVIEW	SHEET #	SHEET NAME
•	•	•	•	T-001	Title Sheet & Project Information
•	•	•	•	SP-1	Site Plan
•	•	•	•	SP-2	Elevations

ARCHITECT:
BRENDA RIGDON, AIA, LEED-AP BD&C
BLACK RAVEN ARCHITECTS LLC
214 E CHURCH ST
ADRIAN MI 49221
734.717.2753
brenda@blackravenarchitects.com

OWNER:
STEVE PIERCE
SAVE OLD BUILDINGS, LLC
118 S WASHINGTON ST
YPSILANTI MI 48197
734.274.4602
steve@hdl.com

SEALED BY:



Brenda Rigdon

CONSULTANT

ISSUED

#	DATE	DESCRIPTION
1	11-06-17	REVIEW
2	11-08-17	PERMIT
3	12-04-17	REVISIONS
4	12-11-17	REVISIONS

218 N. Adams St.

Ypsilanti MI 48197

Title Sheet & Project Information

PROJECT NUMBER:

17.21

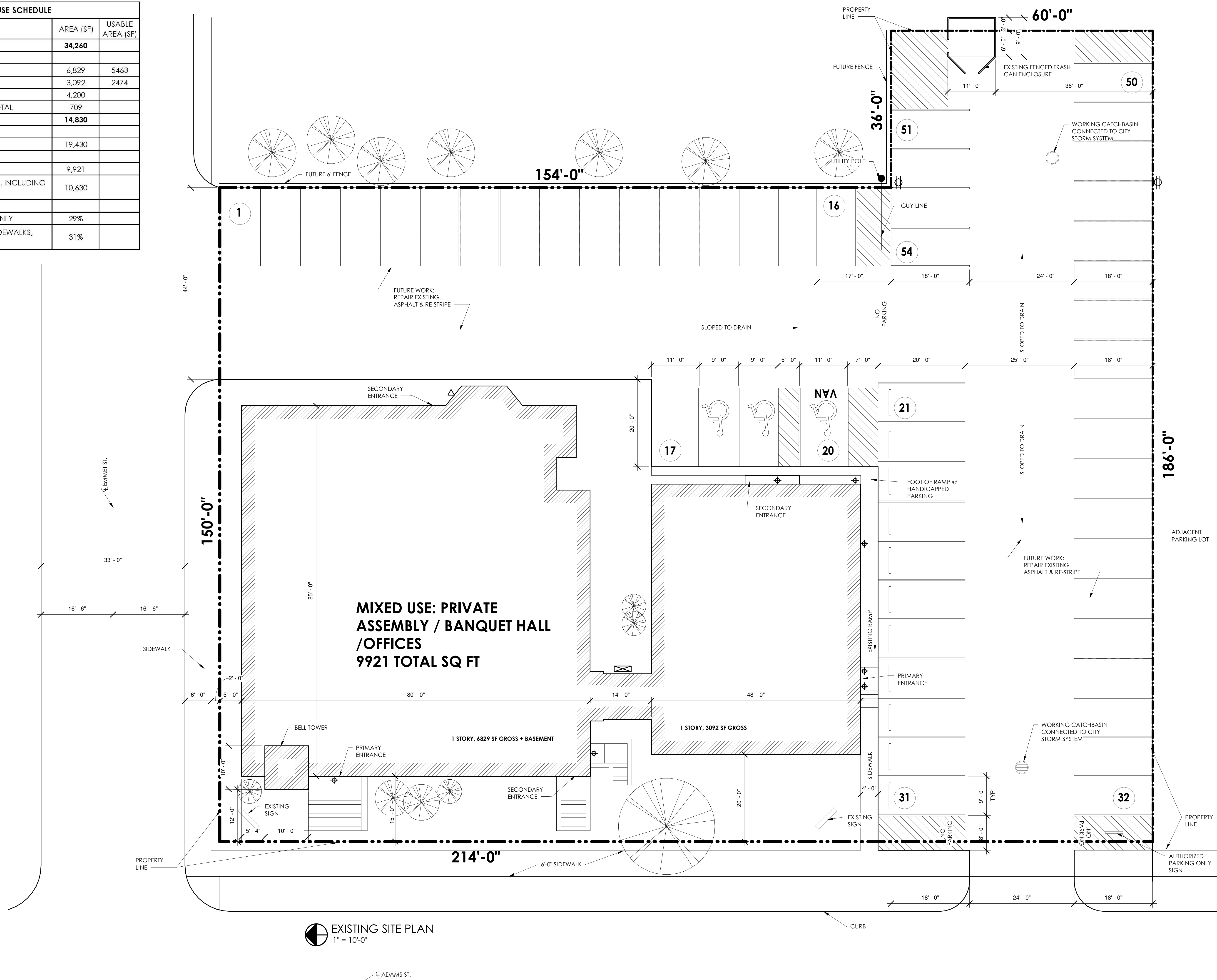
DRAWN BY:
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ARCHITECT:
BLR

SHEET NUMBER:

T-001

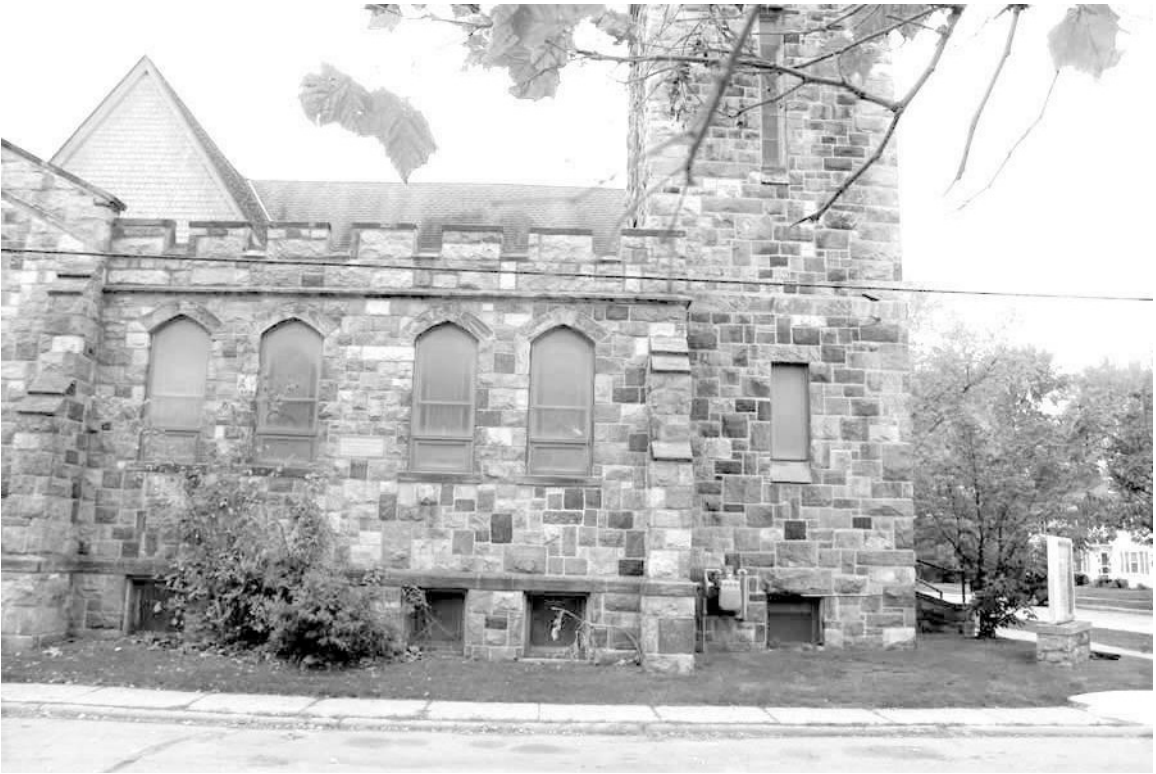
LIGHTING KEY

	WALL SCONCE
	LIGHT POLE; 2 HEADS
	SPOT LIGHT
	WALL PAC





NORTH ELEVATION



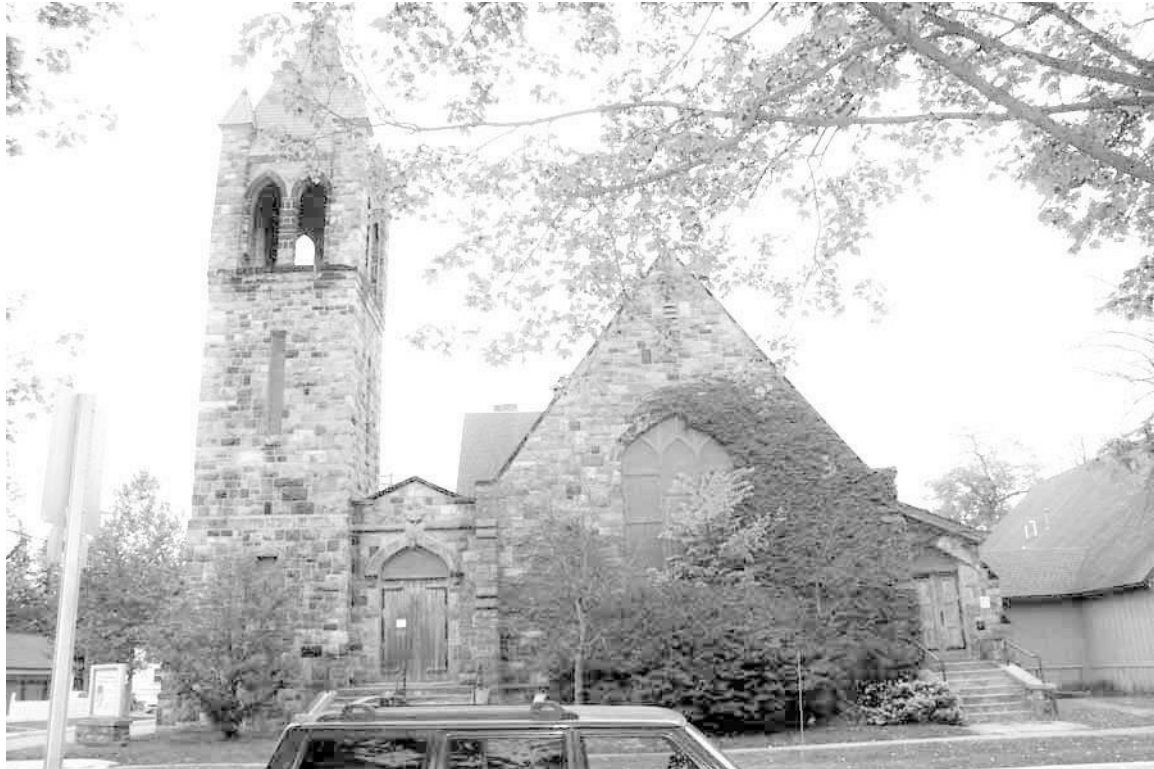
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SEALED BY:



Brenda L. Rigdon

CONSULTANT

ISSUED		
#	DATE	DESCRIPTION
1	11-06-17	REVIEW
2	11-08-17	PERMIT
3	12-04-17	REVISIONS
4	12-11-17	REVISIONS

218 N. Adams St.

Ypsilanti MI 48197

Elevations

PROJECT NUMBER:

17.21

DRAWN BY:

BLR

ARCHITECT:

BLR

SHEET NUMBER:

SP-2







Jesus didn't reject people.
Neither do we.

First Congregational
United Church of Christ
1245 N. 1st St.
Minneapolis, MN 55405
(612) 338-1234

NO TOL
NO TOL
NO TOL

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NO TOL

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NO TOL
NO TOL







December 8, 2017

**Staff Review of Special Use Application
Phoenix Apartments Restoration Project
206-210 N Washington**

GENERAL INFORMATION

Applicant:	Greg Davel Balmoral Holdings PO Box 20242 Cheyenne, WY 82003
Project:	Phoenix Apartments Restoration Project
Application Date:	November 10, 2017
Location:	East side of N Washington St, between Washtenaw and Emmet St
Zoning:	CN- Core neighborhood
Action Requested:	Approval of Special Use for multi-family-15 units
Staff Recommendation:	Approval

PROJECT AND SITE DESCRIPTION

Parcel 11-11-40-411-003 is 0.45 acres; this includes both the 206 and 210 N Washington addresses with frontage on N Washington St. There is an existing 7,197 square foot three floor apartment building with an attached 2,903 square foot single story apartment building. There are two outbuildings on the east side of the site at 504 square feet and 407 square feet respectively. Parking is located to the south and to the east of the structure. The parking spaces are currently unmarked therefore it is unclear as to how many are currently on site.

The three story structure has been used as an apartment building since it was modernized in approximately 1926. Multiple family dwelling units for more than two families were a permitted use for this parcel when it was built. In 1926, the ZBA allowed a variance from the 800 square foot requirement for each family dwelling unit. The 1 story office was added in 1944 and an addition to the rear of the office was built in 1955. The one-story addition was converted to apartment use likely at the time of the 1955 addition, but the files are silent on precise timing. A fire on January 1, 2017 resulted in substantial damage to the structure and the cost of restoration is expected to exceed the 100 percent of the state equalized value, thus prompting the need for a special use application under §122-205(4). At the time of the fire there were 16 units in the building; the applicant is currently seeking approval for 15.

No special use permits had been approved for the property prior to 2017. In April 2017 the Planning Commission approved the site plan and special use proposed for the property for 14 units. One of the conditions included in the approval was that the applicant address barrier-free access on the site and make two of the units barrier free. In July 2017 the Planning Commission removed the condition of converting two of the units to barrier free and adding barrier free access to the site after the applicant provided proof of the difficulty in converting the units.

The applicant is returning again to request that instead of having 14 units, that the property have 15 units. The applicant is proposing that the two units in the 206 N Washington section of the building be converted to three units. The apartment that had 6 bedrooms over two floors will now be split into two three bedroom units, one on the first floor and one on the second floor.

The parcel is zoned **CN- Core Neighborhood**, which allows for multiple family dwellings of more than 4 units per building after approval as a special land use. Special land use is regulated under Article V of the zoning code. The plans submitted call for the number of units to be 15 and some additional landscaping while retaining the pre-fire site layout. A single barrier-free parking space has been added to the site with the plans.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: photograph of site



Note: see additional photographs included in packet.

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Multi-family residence & club	CN- Core Neighborhood
EAST	Single & multi-family residences	HC- Historic Corridor
SOUTH	Garage & multi-family residence	CN- Core Neighborhood
WEST	Multi-family residences	CN- Core Neighborhood

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 location, scale, and intensity of the proposed use is compatible with adjacent uses as many other structures in the area are multiple-family, including one structure on the same block at 211 N Washington that is 33 units. Core Neighborhood zoning allows for the use of the structure as multi-family residential for more than four units once approved as a special use. No change in the height, location or size of the building is proposed and it is compatible with the uses and buildings on the adjacent properties.

A guiding value of the Master Plan is that “anyone, no matter what age or income, can find a place to call home in Ypsilanti.” Another guiding value is that people may **Easily walk, bike, drive or take transit from anywhere.** Eight covered bike parking spaces are provided on-site. The site is within a five-minute walk of the Ypsilanti Transit Center.

- (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 use is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare. No local effect on noise, odor, smoke and potential contamination of air, soil and water is expected with the reduction of two units. Denser developments are generally preferable in this historically dense and walkable neighborhood.

- (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 use is compatible, and indeed the typical land use in the immediate 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 site has a WalkScore of 88. There are limited parking facilities available on-site, and plentiful on-street permit parking.

- (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: None are anticipated.

CONDITIONS OF APPROVAL

§122-167

“Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

- (1) Be designed to protect natural resources, the health, safety, and welfare, as well as the social and economic well-being.*
- (2) Be related to the valid exercise of police power and purposes which are affected by the proposed use or activity.*
- (3) Be necessary to meet the intent and purposes of this chapter, be related to standards established in this chapter, and be necessary to ensure compliance with those standards.”*

COMMENTS:

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

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

Table deleted by staff, no changes from the current plans to previous submittals. See the end of the report for the one item that still applies from the original review.

NEW Items to be Addressed: none

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 building has frontage on N Washington. The three story portion of the building appears to be original to the site, although much-modified, and the one story portion added later and set back farther on the site. Other additions and modifications throughout the years have resulted in an unusual building footprint, accessory building layout, and parking area layout.

There are two "main" entrances on the N Washington St side; one in the three story portion and one in the single story portion. There are two entrances in the rear of the property and another two on the north side, only one (the northern of the rear entrances) appears to be an entrance that can access more than one unit.



West side, north entrance



West side, south entrance

Please see the floor plans for further detail.

Parking is located on the side (south) and rear (east), in two separate lots, each with their own drives. There are two existing outbuildings at the rear of the site within the parking lot, one on the north side and the other on the south side. A dumpster enclosure is proposed at the northeast corner of the site and is accessed from the open alley to the north.



Future dumpster enclosure location

Items to be Addressed: none

SITE ACCESS, TRAFFIC, AND PARKING

§122-128(4)

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

There are two curb cuts for vehicular access off of N Washington St, one to the north of the building and one to the south. Bike access is by the same drives. There are two paths that intersect the existing sidewalk, one 3' path that leads to the single level section and one ~5' path that leads to the three story part of the building. There is another proposed 6'-8" pathway (currently ~2') from the southern parking lot that will lead to the single story section. The sidewalk condition appears to be good however the pedestrian paths to the Washington Street entrances are in poor shape. The parking lots are unstriped and the wheel stops are not in the necessary

locations. There appears to be no bike parking on site. Paved access to and from the entrance to apartment 2 at the southeast corner behind the single story portion is required.

There is a bus stop for Route 42- Forest- MacArthur within 165 feet of this property. The Ypsilanti Transit Center is less than two blocks away, approximately 700 feet (a 4 minute walk). There is residential permit parking on both sides of N Washington St.

Figure 6: Site access, traffic and parking

Differences between the current and previous plans are indicated in blue.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
NC: §122-273	CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels	No circulation plan is provided. None requested by staff due to existing layout.
§122-834	PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)	Meets
§122-835	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot	• Proposed concrete walkway to the west of single level building is an acceptable width • 3' paths from sidewalk to buildings need to be increased to 5'
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway	Meets
	Internal Maneuvering	10 ft or greater, 22' for 90 degree parking	Rear lot: 40' <i>Side lot: 24', meets</i>
	Surfacing	paved with a durable bonded material in accordance with accepted engineering standards	Asphalt, poor condition, no drainage apparent Unchanged, applicant to bring lot more into compliance with accepted engineering and accessibility standards
	Drainage		Unchanged

Striping	all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue	None	Striping appears on plans, meets
Wheel Stops	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 encroaching upon any landscaping	Wheel stops are not at locations indicated on plans.	Wheel stops proposed, meets
Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated		Applicant has provided info on locations of lights on the property, no photometric provided, new lighting required.
Screening & Landscaping (internal)	1 tree per 8 spaces	16 spaces=2 trees required	~5 existing on site that are to be kept, appears that three other trees on site will be removed, many in poor condition.
	1 landscape island for each 16 spaces		n/a
	Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		n/a
	All aisle-ends & corners protected w curbed island		Meets
	3' between curb and planting (5' if vehicle overhang)		The southwest island as proposed does not meet, applicant to increase the distance from the curb to the proposed plantings to 3'
Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		n/a

		3'-4' screen 80% opacity where visible from ROW	None	Applicant appears to have some landscaping in the SW island but no specifics are provided on the type of plantings to verify if they meet. None proposed in the northern section of the south lot, applicant to provide same
		Landscaped areas, walls, structures, walks- must be protected by curbing		Applicant to provide curbing for the landscaping/ walkway at the northern front entrance
§122-836	Motor vehicle spaces	Multiple-family dwellings, including townhouses: 1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.	~14 spaces, unmarked	1.5* 15= 23 + 1 for guests= 24 required 16 provided
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		16/5=3.2, 3 required, none provided.
§122-837	Parking discounts	Transit may be reduced by up to 20 percent for buildings, structures or uses, within three hundred (300) feet of a commuter rail station or bus transit center or within one hundred (100) feet of a transit stop		Greater than 300' from bus transit center and 160' to closest bus stop via "walking distances". From parcel-to-parcel, almost 300 exactly. Suggest parcel-to-parcel interpretation. 24*.80=17.6; 19 spaces still required.

		Bicycle Parking requirements may be reduced by one (1) space for every four (4) covered, secure bicycle parking spaces are provided on site.		8 covered bike spaces indicated on the plans, for a reduction of 2 spaces from total requirement 19-2=17 spaces still required
		Alternative vehicle Waiver of 4 spaces per car-sharing space or electric vehicle charging station. Waiver of 2 spaces per car- or van-pooling space.		None provided.
		PC discretion, special circumstances not listed above		17*.94=15.98; 16 spaces provided. (6 % discount) due to lot constraints.
§122-839	Barrier-free spaces	One-barrier free space per up to 25-space parking lot, increases per table	None provided	One proposed, meets
§122-647	SIDEWALKS	provide a sidewalk or shared-use path		Existing is in good shape
§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.	None	If planting near the driveways, applicant to maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8'. Applicant to consider a safety mirror for the NE corner of the building due to low visibility and narrow path between northern outbuilding and NE corner of building.

See below for the items that still apply from the original review and the new conditions.

NEW Items to be Addressed:

1. Applicant to increase the distance between the curb and plantings in the southwest island to 3'.
2. Applicant to provide 3'-4' screen 80% opacity where parking is visible from ROW.
3. Applicant to provide curbing for the landscaping/ walkway at the northern front entrance.

4. *Applicant to provide an additional 3 spaces of uncovered bike parking in addition to the covered bike parking.*

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.

Engineering site plan review not required for this project, due to no utility changes or significant changes/additions to the impervious surfaces.

Items to be Addressed: None. Staff shall review revised parking plans to ensure compatibility &/or submit for engineering review as needed.

SCREENING

§122-128(8)

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

Figure 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		• applicant to install dark sky compliant lighting • may be full cutoff where affecting residential uses
§122-650 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad	Dumpster enclosure exists on site	Unchanged, dumpster shown at north east end of parking lot; no detail provided. Applicant to provide same for staff review.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-702 Landscape plan			No details on plantings, applicant to maintain the existing and provide details to staff on planned changes
§122-703 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Applicant has proposed a 6' high wood fence for a visual buffer on the south side of the south parking lot, applicant to ensure 80% opacity
§122-704 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $164'/30'=5.5$ or 6 trees, 44' of driveway on frontage	1 existing	Applicant has proposed 4 street trees and another in the front yard, applicant to supply another 1 if space allows.
§122-708 Site Landscaping	10%		Proposed & existing landscaping may be sufficient for this requirement
§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		Applicant needs to clean up vegetation at the south side of the south parking lot
	Credit for existing vegetation		Existing vegetation is to remain on site, it appears that 3 existing trees will be removed.
§122-712 Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Applicant to maintain all existing and new landscaping in good condition.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-713 Fencing, hedges, walls, berms	CN- fences must not exceed six (6) feet in height. However, fences in the required front yard must not exceed four (4) feet in height and fifty (50%) percent opacity	Existing fence at the rear of the site, poor condition.	Applicant to replace or repair existing fence on site.

NEW Items to be Addressed:

1. Applicant to provide staff with more details on plans for landscaping.
2. Applicant to provide one additional tree in the front yard to meet the street tree requirement, or request a waiver under 122-713.

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."

HISTORIC DISTRICT

HDC approval will be needed for any of the work planned to the exterior of the building prior to the commencement of work.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on N Washington, if needed.

FIRE DEPARTMENT

Fire Department has no objection to the site plan as submitted.

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."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. A reduction in one unit is not ideal for this neighborhood, however, the reconfiguration of the units into a more workable arrangement will be of benefit.

Easily walk, bike, drive or take transit from anywhere. This property is less than two blocks from the Ypsilanti transit Center and the rest of downtown as well as 160' from the closest bus stop. This area is highly walkable with a walk score of 88.

Note that the parking requirement waivers due to proximity to the transit center, although expected to be easily able to apply to this property, were challenging to make work. Staff suggests that the Planning Commission review this section of the ordinance in the near future.

The following are the original conditions that have been addressed by the new site plan and previous amendment.

ORIGINAL STAFF RECOMMENDATIONS: SPECIAL USE-addressed

Staff recommends the Planning Commission **approve** the Special Use Permit for the Phoenix Apartments Restoration Project at 206-210 N Washington with the following finding and conditions:

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

Conditions

1. Barrier free access into the structure and barrier-free units are not addressed. Applicant to make two units barrier-free, add barrier free access to the structure, and provide two barrier-free parking spaces.
2. Applicant to provide eight covered bicycle spaces due to the site's high walkability and proximity to transit options.

ORIGINAL STAFF RECOMMENDATIONS: SITE PLAN-addressed

Staff recommends the Planning Commission **approve** the Site Plan for the Phoenix Apartments Restoration Project at 206-210 N Washington with the following finding and conditions:

Finding

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

Conditions

1. Provide barrier-free entry to buildings from parking areas.
2. Applicant to make the following changes to the southern lot:
 - a. Narrow existing drive; it is significantly wider than the drive apron.
 - b. Install landscaped island in south-west corner of lot.
 - c. Rotate parking spaces and reconfigure lot to allow for 90° spaces. Angled parking with a two-way aisle is not beneficial for maneuverability. This includes adding small curbed areas at the east end of the lot to aid in cars backing from the easternmost spaces.
 - d. Applicant to consider providing screening between southern parking area and commercial lot to the south.
3. Applicant to make the following changes to the eastern lot:
 - a. Provide one barrier-free parking space.
 - b. Ensure that a barrier-free path of access exists to proposed dumpster enclosure.
4. Applicant to provide eight covered bicycle spaces, per Special Use Permit recommendations.
5. Applicant to submit revised parking plan upon redesign of southern and eastern parking areas.
6. Applicant to provide a visual buffer of at least 80% opacity and 6' height needed on the south side of the south parking lot, or request a waiver under 122-713.

The following are the original conditions that have not been addressed by the new site plan and previous amendment.

STAFF RECOMMENDATIONS: SPECIAL USE-still outstanding

Staff recommends the Planning Commission **approve** the Special Use Permit for the Phoenix Apartments Restoration Project at 206-210 N Washington with the following finding and conditions:

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

Conditions:

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

STAFF RECOMMENDATIONS: SITE PLAN-still outstanding

Staff recommends the Planning Commission **approve** the Site Plan for the Phoenix Apartments Restoration Project at 206-210 N Washington with the following finding and conditions:

Finding

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

Conditions

1. Applicant to provide sign details with sign permit application.
2. Applicant to make the following changes to the southern lot:
 - a. Grade lot to address drainage issues (apparent per paving failures). Staff recommends a rain garden in new SW landscaped island.
3. Applicant to make the following changes to the eastern lot:
 - a. Consider adding a mirror at the one-vehicle choke point between apartment building and northern outbuilding, due to limited visibility and narrow path of travel
4. Applicant to install dark sky compliant lighting and provide staff with a detailed lighting plans for staff review.
5. Applicant to provide details for a compliant dumpster enclosure for staff review.
6. Applicant to provide an additional [one tree](#) in the front yard to meet the street tree requirement, or request a waiver under 122-713.
7. Applicant to maintain all existing and new landscaping in good condition and [to provide staff with additional details on the new landscaping.](#)
8. Applicant to replace or repair existing fence on site.

STAFF RECOMMENDATIONS: SPECIAL USE-new conditions

- *None- use STAFF RECOMMENDATIONS: SPECIAL USE-still outstanding from above.*

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the Phoenix Apartments Restoration Project at 206-210 N Washington with the following finding and conditions:

- *Use the findings and conditions from the STAFF RECOMMENDATIONS: SITE PLAN-still outstanding from above then continue with the conditions listed below.*

Conditions

9. Applicant to increase the distance between the curb and plantings in the southwest island to 3'.
10. Applicant to provide 3'-4' screen 80% opacity where parking is visible from ROW.
11. Applicant to provide curbing for the landscaping/ walkway at the northern front entrance.
12. Applicant to provide an additional 3 spaces of uncovered bike parking.

Cynthia Kochanek
Associate Planner, Community & Economic Development Department

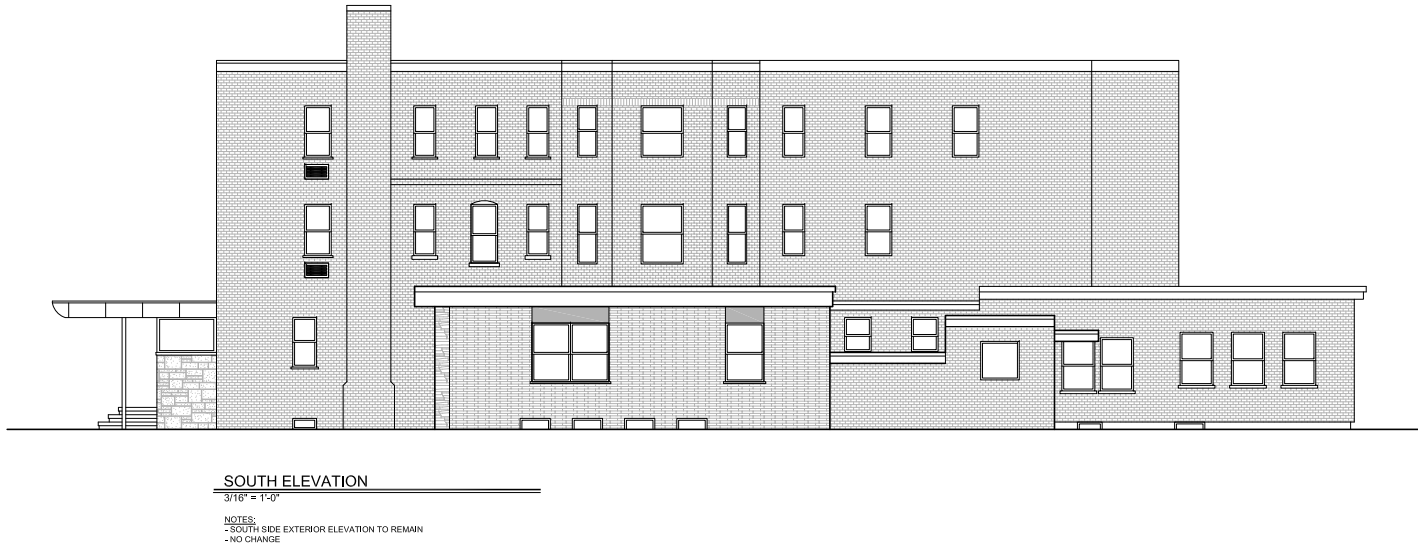
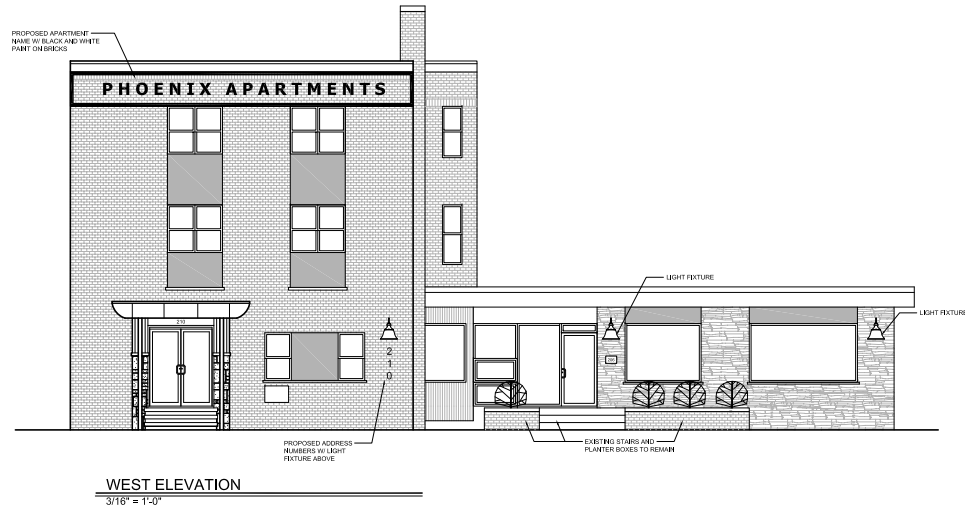
Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant

[illegible]

1" = 15'





Project:
PHOENIX APARTMENTS
206 N. WASHINGTON STREET
YPSILANTI, MI 48197

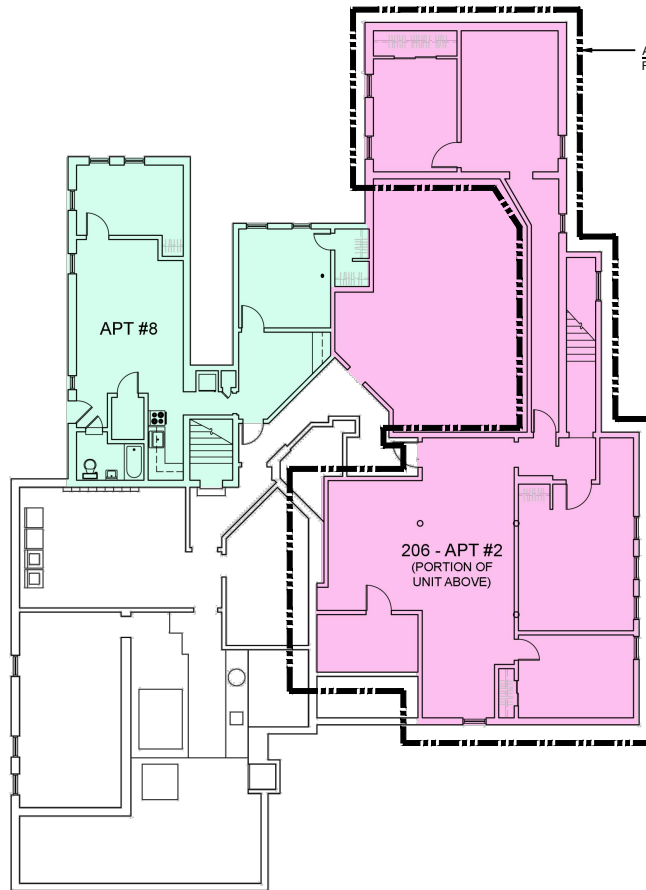
Design:
OWNER:
BALMORAL HOLDINGS LLC
(408) 581-7730
P.O. BOX 20242
CHEYENNE, WY 82003
APPLICANT:
BALMORAL HOLDINGS LLC
(408) 581-7730
P.O. BOX 20242
CHEYENNE, WY 82003
DESIGNER:
PAUL MCGONIGL/PLA
(408) 581-6587
212 S. 11TH AVE.
BOZEMAN, MT 59715
STRUCTURAL ENGINEER:
T.B.D.

Revision / Issue	Date
Δ 11-15-17 PLAN CHECK CORRECTION	

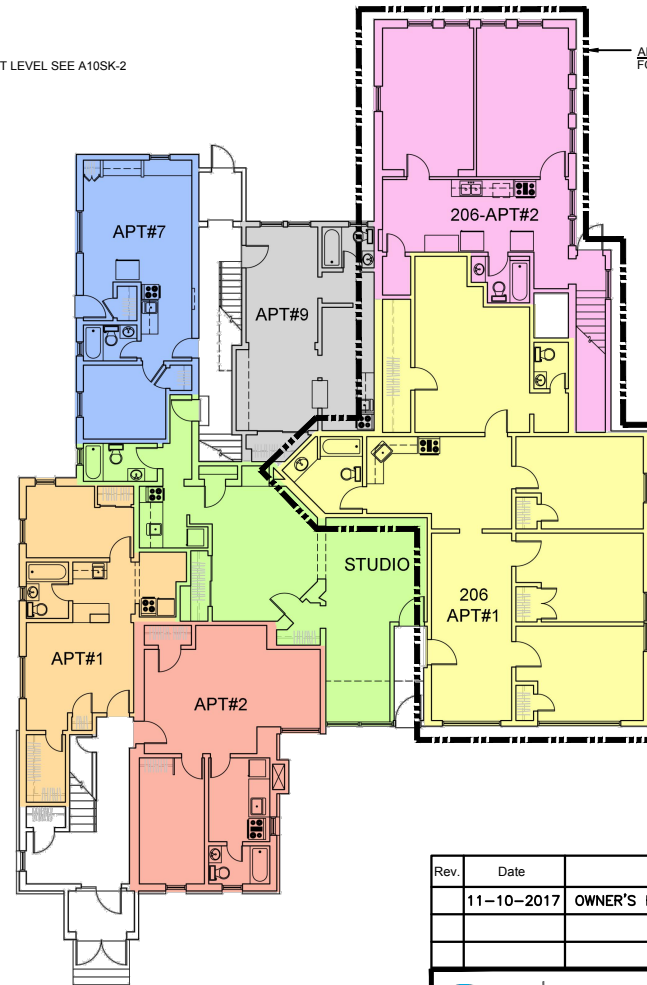
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EXTERIOR ELEVATIONS

Project No.: Sheet No.:
Date: 06-23-2017
Scale: 3/16" = 1'-0"

A-8

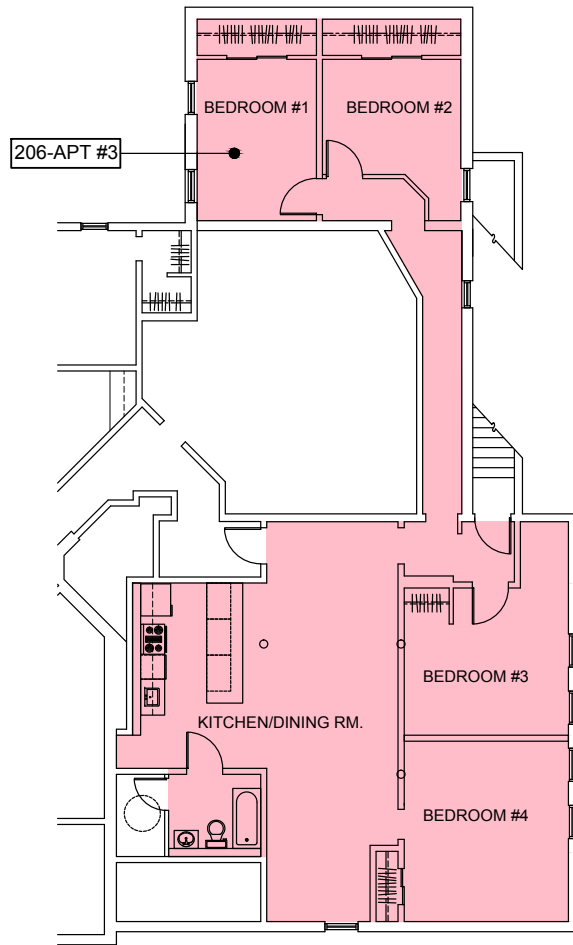


EXISTING BASEMENT FLOOR PLAN
SCALE: N.T.S.
NOTE: REFER TO A10SK-2 FOR PROPOSED BASEMENT FLOOR PLAN

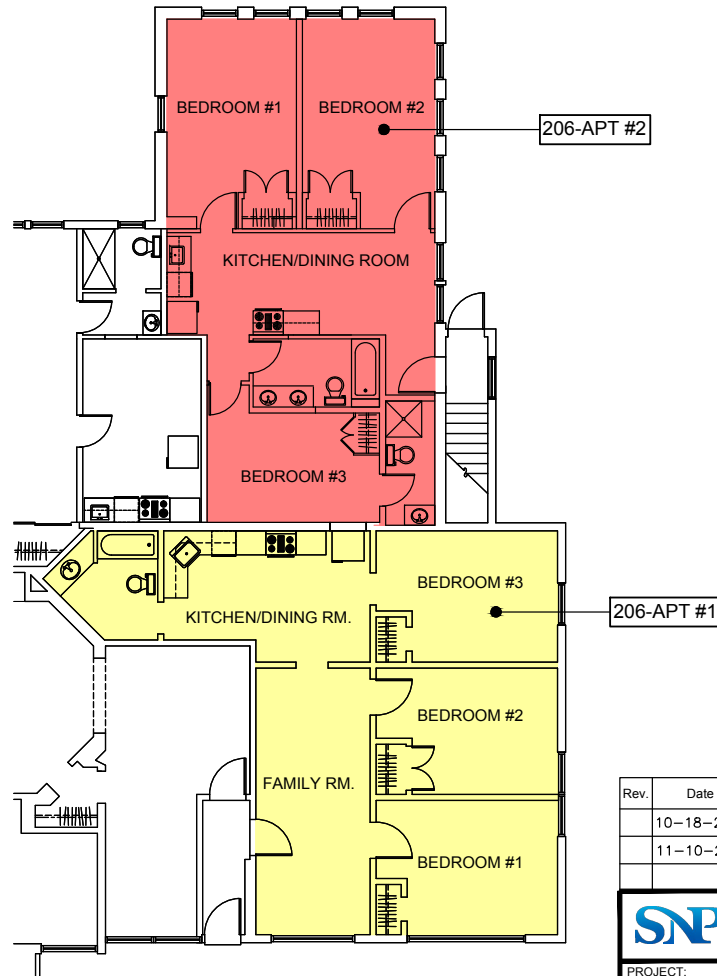


EXISTING 1ST LEVEL FLOOR PLAN
SCALE: N.T.S.
NOTE: REFER TO A10SK-2 FOR PROPOSED BASEMENT FLOOR PLAN

Rev.	Date	Issued For	By
	11-10-2017	OWNER'S REVIEW	A.K.
		 SNP Technical Services Inc. (248) 294-4123 1333 Rochester Road Troy, MI 48062 www.snp-tech.com	
PROJECT:		PHOENIX APARTMENT 206-210 N. WASHINGTON ST. YPSILANTI, MI 48197	
Project #:	17AT-2225	Drawn by:	SG
Date:	11-10-2017	Checked by:	AK/SG
			Sheet # A10SK-1



PROPOSED PARTIAL BASEMENT FLOOR PLAN
 SCALE: N.T.S.
 NOTE: REFER TO A10SK-1 FOR EXISTING BASEMENT FLOOR PLAN



PROPOSED PARTIAL 1ST LEVEL FLOOR PLAN
 SCALE: N.T.S.
 NOTE: REFER TO A10SK-1 FOR EXISTING BASEMENT FLOOR PLAN

Rev.	Date	Issued For	By
	10-18-2017	OWNER'S REVIEW	A.K.
	11-10-2017	OWNER'S REVIEW	A.K.

		SNP Technical Services Inc. 248-294-4123 1333 Rochester Road Troy, MI 48012 www.snp-tech.com	
PROJECT: PHOENIX APARTMENT 206-210 N. WASHINGTON ST. YPSILANTI, MI 48197			
Project #: 17AT-2225		Drawn by: SG	
Date: 11-10-2017		Checked by: AK/SG	
		Sheet # A10SK-2	



**CITY OF YPSILANTI
PLANNING COMMISSION
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2018 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti **Planning Commission** for the year of 2018 will be held on the **third Wednesday of each month**, unless a holiday falls on that date. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for 2018 meetings are as follows:

January 17
February 21
March 21
April 18
May 16
June 20
July 18
August 15
September 19
October 17
November 21
December 19

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signed for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting to individuals with disabilities upon two (2) days notice to the City. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Planning Commission, contact the Planning and Development Department at the above address, or 734-483-9646 or www.cityofypsilanti.com/planningcommission.

COMMITTEE CHARTER:

Citizen Committee on Housing Affordability & Accessibility

December 14, 2017

Background

In October 2013, the Planning Commission of the City of Ypsilanti adopted a new Master Plan (also referred to as the “Shape Ypsi” Master Plan), a hybrid land use/policy plan intended to guide development, redevelopment and preservation in the City over a 20-year horizon. It provides the framework on which the City’s Zoning Ordinance is based and also contains guidance for other areas of civic governance, such as capital improvements, non-motorized transportation and development of publicly-owned land.

Two of the guiding values set forth in the Master Plan are “*Diversity is our strength*” and “*Anyone, no matter what age or income, can find a place to call home in Ypsilanti.*”

In the four-plus years since the 2013 Master Plan was adopted, issues of housing affordability and accessibility have surfaced repeatedly during Planning Commission proceedings (which include reviews of site plans and special use applications). Rents are rising, in some cases so sharply that renters have been priced out of the City. Barriers to physical accessibility, common among Ypsilanti’s older homes, continue to limit housing options for people with a disability. These realities conflict with the Master Plan guiding values cited above.

By statute, the Planning Commission is required to review the Master Plan at least once every five years and to make updates as deemed necessary.

I. Purpose

The Citizen Committee will review and update the City of Ypsilanti’s 2013 Master Plan with a focus on preserving and enhancing housing affordability and accessibility in keeping with the guiding values of the Master Plan. The Committee will develop and issue recommendations for specific land use and policy changes for consideration by the Planning Commission and (upon invitation) City Council.

II. Committee Type

Per Planning Commission bylaws, “*the Commission, Chair or City Planner may establish and appoint citizen committees with the consent of the Commission. The purpose of the citizen committee is to be able to use individuals who are knowledgeable or expert in a particular issue before the Commission or to better represent various interest groups.*”

The Citizen committee is a “special” committee of the Planning Commission (as opposed to a standing committee). It is formed to serve for a limited time and will be dissolved once the tasks and responsibilities assigned to it are complete.

III. Membership

The committee will be comprised of:

Up to four (4) members of the Planning Commission
One member of the Human Relations Commission
One member of the Sustainability Commission
One member of the Ypsilanti Housing Commission board
One representative of EMU
One representative of Defend Affordable Ypsi
One representative of Ann Arbor Center for Independent Living
One representative of Avalon Housing
One representative of civic affairs organization at the county or state level
One Ypsilanti owner-occupant
One Ypsilanti business owner (and employer)
One lessor of rental properties in Ypsilanti
Up to two members of the community at large

All members will be residents of the City. A guiding principle in recruiting and selecting individuals to serve on the committee will be the degree to which the members, as a whole, represent the diversity of the Ypsilanti community, both demographically (in terms of income, race and age group) and with respect to affordability and accessibility-related interests.

Organizations represented on the committee may elect to rotate their representative as appropriate to accommodate the thematic focus of work sessions. Participation is voluntary, and any organization may opt out of committee participation at any time.

All members shall have equal voice and standing with respect to the proceedings and recommendations of the Committee.

The Planning Department of the City of Ypsilanti will provide a staff advisor to the Committee.

IV. Chairperson

The Chair of the Planning Commission shall serve as the Chairperson of the Citizen Committee and will designate another committee member to chair work sessions in her absence.

V. Activities, Duties & Responsibilities

- Drawing on the most up-to-date quantitative and qualitative data and resources available, assess the current situation with respect to housing affordability and accessibility in Ypsilanti and Washtenaw County
- Analyze underlying barriers to affordability and accessibility at the municipal, county, state and national levels
- Study existing affordability and accessibility strategies and models (local and non-local)
- Identify additional strategies and models for increasing affordability and accessibility
- Rate strategies based on their probable impact, feasibility and acceptability in Ypsilanti
- Develop written land use and policy recommendations for adoption and implementation
- Present recommendations to Planning Commission and (upon invitation) City Council

VI. Committee Procedures

Frequency of meetings: The committee will hold its initial work session in January 2018 and will meet on a regular basis (not more than twice-monthly and not less than monthly) to fulfill its duties as described above.

Venue(s): Work sessions of the Citizen Committee will be publicly noticed and held at rotating, accessible venues to facilitate community engagement in the review and updating of the Master Plan.

Thematic focus groups: As appropriate, the Citizen Committee will invite additional input from community residents through focus groups, special presentations, and public comment sessions.

Completion of work and presentation of recommendations: The committee's work will be completed **no later than October 2018**, five years from the date of the adoption of the Master Plan. Upon finalizing its recommendations, the committee will make a formal presentation to the Planning Commission and, upon invitation from City Council, to Council members.

VII. Authorship Information

This charter was drafted by Heidi Jugenitz, Chairperson of the Planning Commission of the City of Ypsilanti, with input from members of the Planning, Sustainability and Human Relations Commissions, City Council, and the community at large.



City of Ypsilanti Non-Motorized Advisory Committee

Bob Krzewinski
706 Dwight Street
Ypsilanti, MI 48198
wolverbob@gmail.com
734-487-9058

December 10, 2017

City of Ypsilanti Planning Commission
Heidi Jugenitz
1 South Huron Street
Ypsilanti, Michigan

Dear Heidi

As per section 1.b of the by-laws of the City of Ypsilanti Non-Motorized Advisory Committee...

“Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member’s term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later

On January 31, 2018 the terms of Tony Bedogne and Martha Cleary expire. Both have indicated that they would like to serve another two-year term and I would like to request that the Planning Commission reappoint them at the December or January meeting.

Also, at it’s December 7, 2017 meeting, the Non-Motorized Advisory Committee voted to approve it’s 2018 Committee priorities. These are attached and it would be appreciated if these could be shared with the Planning Commission members.

Thank you for your help on this matter and if there are any questions, I plan to attend the December 20th Planning Commission meeting.

Sincerely,
Bob Krzewinski
Chair
City of Ypsilanti Non-Motorized Advisory Committee

City Of Ypsilanti Non-Motorized Advisory Committee

2018 Priorities

Bike lane projects

- Harriet, Spring, Factory, Maus (First to Emerick)
- West Cross (Wallace to western City limit)
- Washtenaw (West Cross to Normal/Emmet) – involves MDOT jurisdiction areas – Thought given to Emmet as preferred eastbound bicycle route from Normal east to Huron.
- Huron/Huron River Drive (Cross to Cornell)

Sidewalk projects

- Disabled access (curb cuts) - involves MDOT jurisdiction areas – Discussion on the need of a City inventory/map of curb cuts especially where there are needed but missing, cuts and curb cuts that need to be rebuilt.
- Washtenaw (EMU to Hewitt) - sidewalk gap completion - involves MDOT jurisdiction area

General projects

- Non-Motorized Plan update completion
- I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas
- Border To Border Trail completion
- Bike Friendly/Walk Friendly applications follow up
- Public education/communications (Committee newsletter, social media, snow/vegetation removal)
- Pedestrian safety improvements (signage/markings)
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area

Task Assignments

What the Committee volunteers can do

- All priorities – Inform Planning Commission, City Council of 2018 priorities.
- Sidewalks – Identify disabled access problem points.
- Sidewalks – Briefing by ReImagine Washtenaw to Committee.
- Bike lanes – Confirm (or add to) in the Capitol Improvement Plan, research street repaving plans, work with neighborhood groups, start to gather public input. Also explore “bicycle boulevards” (https://en.wikipedia.org/wiki/Bicycle_boulevard & <https://nacto.org/publication/urban-bikeway-design-guide/bicycle-boulevards/>) for lower traffic roads (i.e. Adams, Emmet) where bike lanes would not be feasible.
- Border To Border Trail completion progress – Promote the Trail and continue to support the work of the Washtenaw County Parks & Recreation Commission on the Eastern County B2B Completion Master Plan (i.e. Frog Island to EMU/Water Street to I-94 at Grove Road gaps and more).
- Walk Friendly & Bike Friendly Community Applications – Follow up results from 2017 submissions.
- Committee event participation & education
 - Publish quarterly Committee email newsletter.
 - Information table at Farmer’s Markets
 - Street sweeping – Encourage cyclists to report problems with debris through Click Fix.
 - Bike Ypsi Spring Ride (first Sunday in May).

- Safe Routes To School – Bike To School Day (first Wednesday of May).
- Bike-Bus-Walk Week – (Bike To Work Week) – Mid-May.
- National Trails Day (1st Saturday of June).
- Parkridge Summer Festival (last Saturday of August).
- Michigan Trails Week (mid-September).
- Safe Routes To School - Walk To School Day (first Wednesday of October).
- DAY Halloween Festival (late October).
- EMU events.
- Sidewalk snow removal.
- Pedestrian safety signage – Work with the City staff and MDOT (where appropriate) for pedestrian safety improvements...
 - Huron to West Cross (MDOT) - rumble strips & blinking “pedestrian crossing” light.
 - Hamilton/Michigan (MDOT) - “stop here on red” and “no turn on red” sign next to signal.
 - Huron/Pearl (MDOT) - enhanced pedestrian crossing signs.
 - West Cross/Washington (MDOT) – enhanced pedestrian crossing signs.
 - Forest/Norris - enhanced pedestrian crossing signs, pavement markings.
 - Washtenaw/College Place/Perrin (MDOT) - enhanced pedestrian crossing signs, pavement markings.

What existing staff can do

- Assist Committee with updating the City Non-Motorized Plan.
- Sidewalk accessibility enforcement - – Vegetation overgrowth, poor pavement condition, snow removal.
- Border To Border Trail completion progress – Continue to work with Washtenaw County Parks & Recreation Commission on the Eastern County B2B Completion Master Plan (i.e. Frog Island to EMU/Water Street to I-94 at Grove Road gaps and more).

What Planning Commission and/or City Council can do

- Pedestrian safety signage – Continue to lobby MDOT to enact pedestrian safety improvements. Purchase signage where possible.
- Sidewalks - Washtenaw Avenue – Complete gaps from Eastern Michigan University to Hewitt.
- Sidewalks – Support reprioritization of sidewalk curb cut improvements.
- Bike lanes – Support Harriet-Spring-Factory-Maus and West Cross bike lanes.
- Traffic calming – Incorporate into Complete Streets City planning for construction. Consider additional bump-outs and radar speed signs.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, October 12, 2017

1. Call to order – The meeting was brought to order at 7:08pm, October 12, 2017 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Cathie Kinzel and Bob Krzewinski. Also attending were Rosie Pahl Donaldson of the Washtenaw County Parks & Recreation Commission, and City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public input – Rosie gave an overview of the Eastern Washtenaw County Border To Border Trail Master Plan with Committee members giving input on possible Trail routings in the Ypsilanti area. Rosie also encouraged the Committee to start thinking of possible projects for the 2018 County Parks Connecting Communities trail building program.
3. General business
 - a. Agenda approval – A motion was made by Tony, seconded by Martha, to approve the October agenda, passing unanimously.
 - b. Approval of September meeting minutes - A motion was made by Tony, seconded by Martha, to approve the September minutes, passing unanimously.
 - c. Committee member recruitment – New members of the Committee are still needed.
4. Old & continuing business
 - a. 2017 Committee priorities
 - Bike lanes – Complete bike lane on Forest and extend the West Cross bike lane from Wallace Street to the western City limit – Forest bike lane is well used. Other bike lanes discussed in item 5.c.
 - I-94/Huron non-motorized improvements – For this 2022 project (which will involve repaving of the Huron and Hamilton also), some engineering work could start next year. Pete will look into the City buying “Share The Road” (with pedestrian and bicycle symbols).
 - Border To Border Trail – Trail re-route through Riverside Park & Water Street, Ypsilanti Trail completion master plan – Discussed earlier at the start of the meeting.
 - Walk Friendly & Bike Friendly Community applications submitted – Results should be known in late October or early November.
 - Pedestrian safety signage (including radar speed readout signs) – Discussed in item 5.c.
 - Sidewalks - Washtenaw Avenue – Fill gaps and bring up to standards sidewalks on both sides of the road from Oakwood Street to Hewitt Road – Discussed in item 5.c.
 - Accessibility in City parks – No new updates.
 - b. Non-motorized plan – Tony will work on putting draft document in an easy to edit Word format.
 - c. Traffic calming – Depot Town, Congress Street – Curb cuts being installed on Congress.
 - d. MDOT improvements (pedestrian signage-curb cuts) – No new updates.

5. New Business

- a. Planning Department update – No new updates.
- b. Downtown Halloween Festival Committee table/handouts - October 27 (5:30pm-7pm) – Bob will attend on behalf of the Committee passing out “safe trick-or-treating” related items (wrist lights courtesy of AAATA and McGruff the Crime Dog Halloween Safety handouts.
- c. 2018 Committee priorities – Discussion on 2018 Committee priorities reflected in a first draft list (addendum to minutes). Final priorities will be approved at the November meeting and forwarded on the Planning Commission and City Council.

6. Other Items – Announcements – None.

7. Adjournment – A motion was made by Tony, seconded by Martha, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:20pm with the next meeting being Thursday, November 9 (second Thursday) 2017 at the downtown Library.

City Of Ypsilanti Non-Motorized Advisory Committee

2017 Priorities List (Bold print items below picked at October-December NMAC meetings)

What the Committee volunteers can do

- Sidewalks – Identify disabled access problem points
- **Accessibility in City parks**
- Sidewalks - Prioritize major sidewalk deficiencies – MDOT streets> major streets > schools> bus stops
- **Bike lanes** - Explore other possible bike lane & bike boulevard locations (i.e. West Cross - Wallace to west City limit as part of an Ypsilanti to Ann Arbor signed route along Cross/Packard, Harriet/Spring/Factory/Maus & high accident locations)
- **Border To Border Trail – Trail re-route through parks** – Work with City staff and Washtenaw County Parks to route the B2B from its present Rice Street route through Depot Town to take users into Riverside Park and access the newly constructed B2B segment
- **Walk Friendly & Bike Friendly Community Applications** – Resubmit WFC and BFC. As part of process, work on Safe Routes To School and law enforcement tie-ins
- Committee event participation & education
 - Street sweeping – Encourage cyclists to report problems with debris through Click Fix
 - Bike Ypsi Spring Ride (first Sunday in May)
 - Safe Routes To School – Bike To School Day (first Wednesday of May)
 - Bike-Bus-Walk Week – (Bike To Work Week) – Mid-May
 - National Trails Day (1st Saturday of June)
 - Parkridge Summer Festival (last Saturday of August)
 - Michigan Trails Week (mid-September)
 - Safe Routes To School - Walk To School Day (first Wednesday of October)
 - DAY Halloween Festival (late October)
 - EMU events
 - Sidewalk snow removal
- Bike Friendly Business program – Continue to expand
- **Pedestrian safety signage** – Work with the City staff and MDOT (where appropriate) for pedestrian safety improvements...
 - Huron to West Cross (MDOT) - rumble strips & blinking “pedestrian crossing” light

- Hamilton/Michigan (MDOT) - “stop here on red” and “no turn on red” sign next to signal
- Huron/Pearl (MDOT) - enhanced pedestrian crossing signs
- West Cross/Washington (MDOT) – enhanced pedestrian crossing signs
- Forest/Norris - enhanced pedestrian crossing signs, pavement markings
- Ypsi Food Co-op River Street – enhanced pedestrian crossing signs
- Washtenaw/College Place/Perrin (MDOT) - enhanced pedestrian crossing signs, pavement markings

What existing staff can do

- Sidewalk accessibility enforcement - – Vegetation overgrowth, poor pavement condition, snow removal
- **Border To Border Trail completion progress** – Work with Washtenaw County Parks & Recreation Commission on Ypsilanti B2B Completion Master Plan (Frog Island to EMU/Water Street to I-94 at Grove Road)
- **I-94/Huron non-motorized improvements** – Keep City residents informed of status updates

What Council can do (funding)

- **Sidewalks - Washtenaw Avenue – North side of road from Eastern Michigan University to Hewitt**
- **I-94/Huron non-motorized improvements** – Actions to prevent further delays on this critical safety project
- Sidewalks - North Huron Street – Jarvis north/northwest to LeForge (possible B2B route)
- **Bike lanes – Complete bike lane on Forest**
- Bike lanes - Create bike lanes West Cross and Miles
- Traffic calming – Incorporate into Complete Streets City planning for construction

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - December 7, 2017

1. Call to order - The meeting was brought to order at 7:10pm, December 7, 2017 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending was Rosie Pahl Donaldson of the Washtenaw County Parks & Recreation Commission.
2. Introductions
 - a. Audience participation/public input - Rosie gave an overview of the Eastern Washtenaw County Border To Border Trail Master Plan with Committee members giving input on possible Trail routings in the Ypsilanti area.
3. General business
 - a. Agenda approval – A motion was made by Martha, seconded by Sarah, to approve the agenda, passing unanimously.
 - b. Approval of October meeting minutes (no November meeting) – A motion was made by Tony, seconded by Martha, to accept the October minutes, passing unanimously.
 - c. By laws review – It was noted that the Committee Chair position remains the same until 2019 when a new Chair must be appointed by the Planning Commission.
 - d. Committee members - Tony and Martha's Committee terms expire 1/31/2018. Both agreed to another term and Bob will send the recommendation as such to the Planning Commission.
4. Old & continuing business
 - a. 2017 Committee priorities
 - Bike lanes – Complete bike lane on Forest and extend the West Cross bike lane from Wallace Street to the western City limit – No new updates.
 - I-94/Huron non-motorized improvements – No new updates.
 - Border To Border Trail – Trail re-route through Riverside Park & Water Street, Ypsilanti Trail completion master plan – Discussed in agenda item 2.a.
 - Walk Friendly & Bike Friendly Community applications submitted – The Bike Friendly Community (BFC) award will be good for four years. The City sent out press releases for the award but there has not been any mention on WEMU or the Ann Arbor News, to which Bob will send another press release for possible media coverage. Tony and Martha will check into possible City and Downtown Development Authority funding for BFC signs. Ypsilanti did receive an “honorable mention” as a Walk Friendly Community again and will resubmit another application in the summer of 2018.
 - Pedestrian safety signage (including radar speed readout signs) – The minutes of the City Traffic Review Committee on 11/29 were discussed.
 - Sidewalks - Washtenaw Avenue – Fill gaps and bring up to standards sidewalks on both sides of the road from Oakwood Street to Hewitt Road – No new updates.
 - Accessibility in City parks – No new updates.
 - b. 2018 Committee priorities – A motion was made by Sarah, seconded by Martha to approve the 2018 Committee priorities document, passing unanimously. The document will be forwarded on to the Planning Commission, City Council, the Mayor and City Manager.
 - c. Non-Motorized Plan update – Tony is switching jobs but will ramp-up work on the Plan update in a few weeks.
 - d. Traffic calming – Depot Town, Congress Street – Tony will check Planning Commission records as it was understood that the repaving of Summit and Congress Streets would include “Cyclists May Use Full Lane” signs. As it stands there are only a few “Bike Route” signs.
 - e. MDOT improvements (pedestrian signage-curb cuts) – No new updates.
 - f. Downtown Halloween Festival Committee table/handouts – Bob reported that the event was held inside the library due to rain and the Committee table gave out lighted wristbands (courtesy of the AAATA) and safe-trick-or-treating handouts which were very popular.
5. New Business
 - a. Planning Department update – No new updates.
 - b. Other
 - EMU Bike Share – Martha and Sarah gave reports of the meetings and demonstrations of this possible short-term bike rental program in Ypsilanti.

- Winter Biking Talk – Bob will give a talk on December 9th and another in January, at the downtown library. Sarah stated that the EMU police might be interested in having such a talk, as well as other bike safety events, on campus. Bob will contact the EMU Police Department on this.
 - Snow clearing regulations – Once the first substantial snowfall is imminent, Bob will post a reminder on neighborhood group's social media sites about sidewalk snow removal ordinances.
6. Other Items – Announcements – The Bike Ypsi Holiday Lights ride will be held on December 17, 7pm at the Corner Brewery.
7. Adjournment – A motion was made by Sarah, seconded by Tony, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:20pm with the next meeting being Thursday, January 4 (second Thursday) 2018 at the downtown Library.

City Of Ypsilanti Non-Motorized Advisory Committee 2018 Priorities

Bike lane projects

- Harriet, Spring, Factory, Maus (First to Emerick)
- West Cross (Wallace to western City limit)
- Washtenaw (West Cross to Normal/Emmet) – involves MDOT jurisdiction areas – Thought given to Emmet as preferred eastbound bicycle route from Normal east to Huron.
- Huron/Huron River Drive (Cross to Cornell)

Sidewalk projects

- Disabled access (curb cuts) - involves MDOT jurisdiction areas – Discussion on the need of a City inventory/map of curb cuts especially where there are needed but missing, cuts and curb cuts that need to be rebuilt.
- Washtenaw (EMU to Hewitt) - sidewalk gap completion - involves MDOT jurisdiction area

General projects

- Non-Motorized Plan update completion
- I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas
- Border To Border Trail completion
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Task Assignments

What the Committee volunteers can do

- All priorities – Inform Planning Commission, City Council of 2018 priorities.
- Sidewalks – Identify disabled access problem points.
- Sidewalks – Briefing by ReImagine Washtenaw to Committee.
- Bike lanes – Confirm (or add to) in the Capitol Improvement Plan, research street repaving plans, work with neighborhood groups, start to gather public input. Also explore “bicycle boulevards” (https://en.wikipedia.org/wiki/Bicycle_boulevard & <https://nacto.org/publication/urban-bikeway-design-guide/bicycle-boulevards/>) for lower traffic roads (i.e. Adams, Emmet) where bike lanes would not be feasible.
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What existing staff can do

- Assist Committee with updating the City Non-Motorized Plan.
- Sidewalk accessibility enforcement - – Vegetation overgrowth, poor pavement condition, snow removal.
- Border To Border Trail completion progress – Continue to work with Washtenaw County Parks & Recreation Commission on the Eastern County B2B Completion Master Plan (i.e. Frog Island to EMU/Water Street to I-94 at Grove Road gaps and more).

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City Of Ypsilanti Non-Motorized Advisory Committee

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Special Joint Commission Meeting Minutes
Planning Commission, Human Relations Commission and Sustainability Commission

Monday, November 13 2017 - 6:30 PM
Riverside Arts Center, 76 N Huron St
Ypsilanti, MI 49197

I. **Call to Order:** 6:33 pm

II. **Roll Call**

A. Planning Commission

1. Present: Heidi Jugenitz, Liz Dahl MacGregor, Anthony Bedogne, Toi Dennis, Matt Dunwoodie, Chris Madigan, Jared Talaga
2. Absent: Phil Hollifield, Cheryl Zuellig

B. Human Relations Commission

1. Present: Sam Jones Darling, Amber Fellows, Kyle Hunter, Ka'Ron Gaines (arrived at 6:44), Theresa Saunders (arrived at 6:44), John Shuler (arrived at 6:58)
2. Absent: Willow Carter, Tanasia Morton

C. Sustainability Commission

1. Present: Keith Michalowski, Thomas Kovacs, Thomas McKee, Brett Zeuner
2. Absent: Julia Bayha, Emily Drennen, Nancy Heine, Natalie Sampson, Leah Vanlandingham

D. Staff

1. Bonnie Wessler, City Planner
2. Joe Meyers, Community Development Manager
3. Seth Torkelson-Regan, Commission Secretary

III. **Approval of Minutes** - none

IV. Audience Participation

- A. Ray, Ypsilanti: Thanked commissions for having this meeting. Described how when she first moved to Ypsilanti, a \$500/month for a one bedroom was easy to find, and now no longer is. Stated that Portland, OR is no longer enforcing an ordinance that restricts people from parking an RV or tiny house on private property, and also that Fresno recently passed a tiny house rule that authorized tiny homes on wheels as a permanent second dwelling for the homeowner or a rental. [Read from Fresno paper.] Strongly urged Ypsilanti to move in a similar direction as Portland and Fresno. Urges commissions to do something dramatic in order that residents may secure housing.
- B. Nathaniel Romero, Ypsilanti: Thanked commissions for this joint meeting. Referenced a theme he has heard from Commissioner Zeuner--"civic helplessness," as in *this is just the way it is*. Stated that now we have an opportunity to push back against that helplessness. Stated that as a municipality Ypsi is restricted by state and federal laws, but it also has creative opportunities.

Encouraged commissioners to think about ways to *not* throw our hands up, so we can defeat this habit of learned helplessness.

- V. Public Hearing Items - none
- VI. Old Business - none
- VII. New Business
 - A. Creation of a citizen committee under the Planning Commission to review and update the Master Plan with a focus on affordability and accessibility

Discussion:

Jugenitz: Stated that the role of the PC is to review zoning and land use matters. Part of mandate is to review the master plan (MP). MP is a vision for the physical aspects of city. Last MP was done in 2013, called "Shape Ypsi." MP is designed to be participatory for people in different neighborhoods. Document of 2013 MP is available online. This is the first document of reference for the Planning Commission (PC). Two of the guiding values in MP are 1) diversity is our strength, and 2) everyone, no matter age or income, can find a home in Ypsi. These have been most important in the past years as issues of affordability and physical accessibility have become more prominent. I have proposed the formation of a Citizen Committee that would have input on the MP particularly regarding these two values. This proposal was well received by commissioners and the public at the meeting at which it was announced. There was also a proposal for a meeting between these three commissions, which is why we're here today.

Summarized input points already received since October: 1) Housing is a basic need and human right; 2) Rents in Ypsi have risen significantly since 2011; 3) The population of Ypsi is predominantly young and non-family; 4) MI state law does not strongly protect renters; 5) We've heard about the stresses of chronic displacement; 6) Concerns about International Village on low-income renters; 7) Increase of small-scale landlords imposing income minimums on renters; 8) Are we prioritising interests of current or future residents? 9) Do we have enough senior housing available? 10) People want a strategy with guts and concrete standards and that addresses all levels of affordability; 11) Want to address this issue at the county and state levels; 12) Multiple types of affordable housing; 13) Need robust data/fact finding regarding housing in city over past four years; 14) Strong community engagement efforts; 15) Requiring accessibility for new models; 16) Who should be involved in planning meetings regarding affordability and accessibility; 17) Overnight parking for tiny homes and RV; and 18) Micro apartments.

Bedogne: Stated that the last master plan process was staff driven. Asked where are we at with the staff's commitment to this, and why are we looking for a citizen driven approach.

Jugenitz: Stated that this is not an exclusion of staff. As commission, we can establish a citizen committee, which allows us to include non-planning commission members in our work. It was within our plan to do MP update, so this is an opportunity to do so with more representation and participation from the community.

Bedogne: Asked if the staff has a reaction and will be a partner.

Jugenitz: Stated that she sees this as an involved process with the staff. This will be a long process--minimum 9 months. Staff will be needed along the way in this process.

Saunders: Asked if it is correct that the committee but not staff that will create the constructs for this process.

Jugenitz: States that she is not sure if staff will *have* to do work. Most work will fall to committee members.

Kovacs: Asked how this is different from our own commissions.

Jugenitz: Explained that this is like a sub-committee *plus*. The citizen committee includes a subset of a planning commission AND citizens from other domains, including the other commissions.

Kovacs: Asked how this is different from the work done in our own commissions. Expressed concern about too many commissions.

Jugenitz: Explained that the Planning Commission is the only one that can update the MP. This will be focusing on issues of affordability and accessibility for the MP.

Zeuner: Asked if citizens will have voting power.

Jugenitz: Responded no--they would be more of an advisory group. The citizens committee's responsibility would be to do a deep dive into the issues of housing in Ypsi and then propose ideas for improving affordability and accessibility in Ypsi.

Zeuner: Asked if citizens on that committee would have equal determination on the issues.

Jugenitz: Responded that they would have equal voice.

MacGregor: Added that the same levels of hierarchy, though, would have to be followed regarding proposing and creating laws.

Bedogne: Asked when will the MP itself be updated.

Wessler: Responded that staff does not initiate update to MP--that is the work of commission. What PC wants to change is up to PC. A review is mandated every five years by State law, but does not require an update.

Bedogne: States that he feels like we should do more of a comprehensive look at the MP, including increasing business tax base and transportation.

Jugenitz: Responded that this is a good point, but she is keen to not dilute the focus on affordability and accessibility. She'd like to see how an affordability and accessibility centered effort would pair with other issues.

Bonnie: Added that in the abstract, MP can updated as frequently as the commissions want. It must be reviewed every five years. Concretely, it is difficult to update more than once per year because of the amount of public notices and community input that needs to take place.

MacGregor: States that she feels like the issues Bedogne brings up are ones the commission has tools to deal with and affordability and accessibility are ones we don't often bring up in PC meetings because we don't have tools to deal with.

Fellows: Stated that at the last PC meeting, she saw the commission was in pretty much agreement about the citizen advisory committee. In an effort to be inclusive, there was an effort to reach out to different communities to get new voices that have not been to the table. She is very excited about it. Affordability and accessibility are very present issues.

Kovacs: Asked who is deciding who will be on the committee and the basis for who will and will not be on the committee.

Jugentiz: Responded that this will fall to the chair of the PC, PC as whole, or planning staff (with consent of PC). PC will consult with SC and HRC. Part of tonight is to determine how we want to decide who will be on the committee. As I see it, we want to create opportunities for all types of people to be included, even if not part of the citizens committee, via focus groups and forums. For efficiency, we're talking about a body of no more than 10-12 people. We want people representing both affordability and accessibility. is a good start. Includes business owners, Ypsilanti Housing Commission.

Hunter: Stated that he wants representation from people in Defend Affordable Ypsi. This is a current citizen led group on these issues.

Kovacs: Want property owners and landlords represented too.

Dennis: As the PC, we're asking other commissions for input on what *your* vision for this is, rather than simply the PC's.

Zeuner: Brought up the idea of "Neighborhood block groups," something that's come up for how to include diverse representation of people, including the many micro-communities in Ypsi. We want people who communicate day-to-day with their neighbors. [Read SC's definition of sustainability.] Stated that equity addresses affordability and accessibility. Historical context is important. Sustainability is not just solar panels--but the historical aspects of our community. Can't allow housing policies to wipe away the historical significance of our communities.

Jugenitz: Stated that an asset we have to use is a working framework for MP, including an outreach process that goes into different neighborhoods. We can make it better, though.

Bedogne: Suggested Next Door as an outlet for getting info to neighborhoods.

MacGregor: Not all people can use it--since they're not in a designated neighborhood.

Fellows: Stated that one idea she heard is a public meeting in which interested people come and apply. Another idea is a focus group to get people of different interested involved. We could also do a mailouts to alert the public.

Jugenitz: Can't have more than four citizen committee members from the PC.

Kovacs: Responded to Zeuner's point about the definition of sustainability: we want to be careful about how we charter this committee because if we consider affordability only by itself we may forget about where those homes are located. An affordable house could be far from good jobs or grocery stores and may not be on an accessible public transportation line.

Jugenitz: Responded that she understands sustainability and transportation as central to the issues of affordability and accessibility. Doesn't think these issues would have to be separated.

Fellows: Responded that these are intersecting issues.

Kovacs: Responded that this seems to be sustainability that is being talked about.

Jugenitz: Stated that alongside the updates to the MP, there should be a series of proposals. Many laws at the state level restrict what cities can do regarding housing and affordability.

Gaines: Asked why can't the commissions just all do this work. It seems like creating this new committee will take away crucial time and energy from this work.

Jugenitz: Responded that creating the citizens committee does not stop any work we're doing in separate commissions. The PC has the authority to update the MP and create a citizen committee, so this is a way to do both of those towards the goals of affordability and accessibility.

Shuler: Asked what is the strategy for integrating city's MP with county's MP.

Jugenitz: [TAPE] Asked Bonnie if there are examples of integration between municipalities and counties on MPs.

Bonnie: Responded that the county usually initiates such efforts. It would be awkward for municipalities to collaborate with Washtenaw County on this issue because the county here

doesn't do any planning for the municipalities. Therefore Ypsilanti would have to coordinate with the separate municipalities.

MacGregor: Added that part of MP will be updating other municipalities in the area so they can be informed. Added that she would like to hear specific suggestions on who we should invite to the citizen committee.

Talaga: Responded students should be heard from.

Gaines: Added that the committee should include a citizen from each ward.

Michalowski: Added that a city staff adviser would help the committee.

Jones-Darling: Added the EMU's Office of Government Affairs.

Zeuner: Stated that Ann Arbor has great influence on Ypsi's housing crisis. Asked how we address that without giving Ann Arbor a foot to drive the conversation.

Jugentiz: Responded that as part of planning process, we will do deep dive into root causes of issue. We do not need direct representation from AA, but we want to think about how AA players can play important role in this issue and how they could work alongside us in these efforts.

Shuler: Stated that he'd like to know if Ann Arbor outflows strictly come to Ypsi or are there others going to other cities too.

Jugentiz: Asked commissioners to pivot to other questions they want to see addressed.

Michalowski: Responded "What's driving housing/rent costs up?"

McKay: Responded "What's increasing housing prices in the area as a whole?"

Saunders: Responded that she would like to examine the intersections of race, gender and family structure in relation to housing affordability and accessibility.

Zeuner: Responded that quality of housing should be examined, including mold, lack of heat efficiency, etc. Cheap shouldn't mean poor quality. As a landlord you can get away with a lot in Ypsi. I don't know if Ypsi has good standards for landlords.

Jugentiz: Added that the committee should be looking at the total cost of renting, not strictly rent.

Zeuner: Added particularly utilities and maybe Internet.

Hunter: Responded that Identifying food deserts--access to fresh food and grocery stores--should be a priority.

Jones-Darling: Added representation with regards to transportation. On a weekend, people are consistently late for work because they're taking the bus. Additionally,

Fellows: Added renters need to be represented. Also, non-family households, students, and single parents. [Referencing a community input forum held the day before] Stated that in response to the question, "What would equitable economic community development look like?" participants' responses included the following: equitable process that doesn't succumb to the majority; diverse makeup of participants that reflects the makeup of the community; community land trusts; percentage of development for different groups; ample information out to and in from the community; block club coalition; not a trickle-down structure; community needs assessment; communication between schools and universities; discussion of Ann Arbor spillover; development that is community controlled and owned; low interest municipal loans; rent control; tiny houses; rent-owned development; accessory dwellings; participatory budgeting; public land; not every solution become a business solution; not subsidizing large corporations; jobs for people at every education levels; cooperatives; living wage for all jobs; social housing; community center and town hall; grocery stores; thinking about long-term generational planning.

Hunter: Noticed there is no mandatory and enforced law for renters' rights regarding literature about housing before moving in.

Zeuner: Added that if a person grows up in Ypsi, he would imagine you'd want to create a place where not only you'd want to stay, but were able to stay. Children are strongly affected by this. Drawing wards may exclude people. We could look at precincts instead. Asked if we should set requirements for demographic composition of committee (regarding race/ethnicity and renter/buyer).

Jugenitz: Responded that getting a perfect match to Ypsi's demographics is difficult in such a small group, but we should strive for relevant representation.

Jones-Darling: Added that we cannot violate the Civil Rights Act by enforcing quotas via race, gender and ethnicity. I'd like to reemphasize the renter-ownership point. The policies that encourage cooperative housing/joint ownership require landlords to provide renters with voter registration about signing. East Lansing has success with this.

Madigan: Added that physical accessibility should be paramount to these discussions. (Left meeting at 7:55pm.)

Jugenitz: Stated that she wants to investigate to how living wage and other aspects influence affordability.

Hunter: Asked if anyone present had experience with the 2013 MP.

Jugentiz: Responded that she came in at the tail end of it. Bonnie was involved.

Kovacs: Stated rent-control is not permitted by state laws. It seems there are ways around doing this. I've heard of techniques for keeping rents sustainable. I'm wondering if it'd be good to have someone who knows the law well--staff maybe--to be on the committee.

Jugentiz: Responded that this is a good idea. Added that just because something can't be done now under MI law, I don't want it to defer us from making goals/a vision that go beyond MI law.

Fellows: Added that currently there's a bill going to the state house for inclusionary zoning.

Jones-Darling: Added that cities like Grand Rapids and Detroit have instituted policies through their planning commissions that provide exemptions so that developers make up for things in affordability and accessibility.

Kovacs: Added that the city government gets something when we increase rents.

MacGregor: Responded that this is not necessarily. Rents can increase more than the rate of inflation while property taxes cannot.

Zeuner: Added that it would be good to look at which landlord groups have benefitted most from current housing policy. If some are benefiting now from tax breaks that are not exemplary in their practice--whether legally or illegally--they should not be represented in the same way as those who are exemplary.

Bedogne: Responded that landlords use current policy to do business--not back deal policies or lucrative deals.

Zeuner: Responded that an example of this point would be not following up with mold or other housing issues and the code not being enforced. It goes back to the city having a means to enforcing housing code. Asked if there is a property company that is more exemplary than others. Gave the example of Flo Mar, which has increased rents frequently, but has improved their homes regularly.

Jugentiz: Added that because of our mission, we need to include people who are working towards our mission of affordability and accessibility.

MacGregor: Asked if property owners are already overrepresented on our commissions.

Jugentiz: Responded that she wants landlords of smaller units/rental homes represented because there is a large number of them.

Jones-Darling: Added that much of the time, cities don't have the resources to enforce building codes and standards. Ypsi is one of them.

Bedogne: Added that we need City Council to push for increased budgeting to housing enforcement.

Jones-Darling: Added including landlords who care about this mission will be important.

Shuler: Asked if affordability also applies to single-family owned housing.

Jugentiz: Responded yes. If rentals are more affordable, you have a better pathway towards home ownership. I'd like to see a human-centered approach, from someone who's starting off on their own.

Fellows: Added that Ypsi has many home owners who are on fixed incomes or live on disability and because of increased taxes, we are seeing gentrification. Gave examples of gentrification in the south side, West Willow, on the east side of Ypsi. Gave examples of tax sensors coming through and issuing violations in West Willow.

Bedogne: Responded that these are examples of improving the community. You cannot change taxable value without changing hands. Getting property up to livable standards, even if by issuing violations, is how we improve communities and create growth

Gaines: Asked if what Bedogne is addressing is growth or is an example of pushing certain people out of communities.

Bedogne: Responded that this is growth.

Dennis: Responded that this is not growth. Violations are fine, but cities need to have a means to help homeowners fix and improve the issues for which they receive violations, like grants.

Zeuner: Added that violations, from a sustainability perspective, are meant to punitive to keep certain behaviors in check, but not shift populations. If people can't pay taxes, what's the reason they can't pay their taxes? Violations we should look at as a notice, but what we also need to look at what resources are provided to folks by the city that allow them to respond appropriately to these notices.

Bedogne: Responded that we (the city) are not even writing violations. There's a theory in this group that people are trying to push others around, but this is simply action that is trying to level the playing field and make properties safe and livable.

Hunter: Responded that these violations are coming at the expense of people being able to live on those properties. It is criminalizing poverty and it is the first wave of gentrification. Poverty is

a byproduct of white supremacist policies that have existed for centuries. We're trying to fix something, not trying to add on to it.

Jugenitz: Stated that returning to our primary two principles, we want to avoid displacing people at all costs.

Jones-Darling: Stated that implicit bias and implicit discrimination is a thing, and has happened over time. When we do start enforcement, we need to keep this in mind. How are we handling out violations? How are we assisting homeowners to improve the quality of their houses? We have a lot of shattered homes that we can help improve, which will help increase the tax base.

Fellows: Added that she thinks this is about reframing our goal away from incentivising big developers towards incentivising those who have lived here.

Hunter: Added that he would like continued acknowledgement that we're dealing with something that's existed for a very long time. We cannot rely on the status quo because it is inherently destructive. Everything needs to be reexamined from the bottom up.

Gaines: Asked how we can go forward when we're having the wrong conversation. Some people at this commission still don't believe in gentrification or recognize it. We all have to be on the same page. We need to educate even commissioners on how serious gentrification is.

Jugenitz: Responded that she will push back a bit to Gaines' point. I appreciate the focus on history, which is important regarding our city, country, and how history has influenced housing up till today. I want to challenge everyone here to understand that we will represent a range of perspectives and that's okay and we can work together. I'm optimistic about that process. We have to move forward on what we do have in common. [Opened up floor to audie

VIII. Audience Participation

Quinn Phillips, Ypsilanti: [Responding to the discussion on the connection between affordable housing, food access, and transportation]. Stated that she recently did an interview with a UM social work grad student about the Ypsilanti tenant community in which the grad student addressed such connection. Added that the commission should not invite Beal Property to the citizen committee. Shared an experience in which she witnessed racist practices from them.

Ray, Ypsilanti: Stated that she represents the Ypsilanti Tenants Union. [Referencing the topic brought up by commissioner Zeuner.] Stated that housing quality in Ypsi is abysmal. Has been photographing homes in Ypsi for several years. There are no standards for mold. [Referencing a documentary], stated that 50% of houses in the U.S. have mold, and she guesses Ypsilanti's percentage is much higher. Many flooding occurs and nothing is done about it. We in Ypsilanti are in a radon hotspot. There are no requirements for landlords to test for radon, which is the leading cause of lung cancer among non-smokers. Also no requirements for landlords to clean heating ducts. Cost of utilities is far too high because of inefficient utilities. Many landlords won't

let renters put plastic over windows. International Village does not go along with our current MP. It is not designed for people who currently live here. After the housing crash in 2008, many owners began renting, so rental demand went up and rents went up. Strongly suggested reinstituting an old law that required $\frac{3}{4}$ of the population of an area to approve the selling of public land (like Water Street) to a private entity. Many of her friends want to own homes but cannot afford property taxes, so allowing tiny homes to be parked on private property would help homeowners raise extra income to pay property taxes.

Quinn Phillips, Ypsilanti: Echoed Ray's point on allowing tiny homes and RVs to be parked on homeowners' lots with the homeowners' permission. This would help her pay her property taxes which went up significantly last year.

Nathanael Romero: Stated that he is encouraged to see this meeting happen. It's incredible to see the brainstorming that's happening here in a public city meeting. Wants to express support for formation of a citizen's advisory commission. It has inherent value because it increases public participation and diverse representation. Can lead to a more participatory government structure. Regarding why we're look at affordability and accessibility, stated that we are often looking at how to increase the tax base. When we center equity, the outcome is better for everyone. We can revisit the MP in accordance with the status quo, but if we center affordability, accessibility, racial justice, gender justice, and diverse family dynamics, we will have better outcomes.

Izaiah Levine: Reported that Beth Ernat advised City Council tonight to not go forward on the International Village development.

Erica Mooney: Expressed support for a citizen's committee. Stated that the problem we are addressing is wicked and deep rooted in slavery and speculation, so any solutions we have will not seem rational if they are challenging the status quo. A citizen's committee makes sense because it addresses the challenge of how to have an equitable process for development. Stressed the importance of avoiding redundancy across the commissions and committees. Added that the update of the Ypsilanti Transit Center should be included in this work. Repeated that this is a difficult process because finding a new answer means challenging the status quo of community development that has gone on for many centuries.

Quinn Phillips: Thanked commissions for organizing this meeting. Stated that she just learned that the Ethics Committee only has one person on it, and this doesn't seem okay, particularly at this time during the International Village investigation. Not sure if this is the right forum for this, but wants the commission to know about this issue as well.

Jones-Darling: [In response to Gwen Phillips] Stated that as chair of the HRC, he will personally investigate why there is only one person on the Ethics Commission.

Erica Mooney: Stated that she remembers there was a significant amount of interest in the Sustainability Commission when it first started, and she thinks people who were not chosen for the commission could have been asked to be part of the Ethics Committee.

Quinn Phillips: Added that in order to be heard by the Ethics Committee, one has to file a complaint with the city attorney; however, there is no clear way to do that.

Jugenitz: Thanked all audience for their participation. Added that she will take the notes from tonight and draft into a charter for a citizen committee to be review by the PC in December.

IX. Adjournment 8:46 pm