

1. REVISED AGENDA

Documents:

[01-17 JANUARY 2018 AGENDA.PDF](#)

2. Packet 2018-01-17

Documents:

[PLANNINGCOMMISSION_2018-01_PACKET.PDF](#)

Agenda
Planning Commission
Wednesday, 17 January 2018 – 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

- December 20, 2017

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

- 75 Catherine
Special Use and Site Plan

VI. New Business

- Master Plan Updates
- 2017 Annual Report

VII. Old Business

- 400 N River: amendment of condition regarding barrier-free space in the right-of-way

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee
- Nonmotorized Committee

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
December 20, 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, M. Dunwoodie, P. Hollifield, J. Talaga, A. Bedogne, L. MacGregor, C. Madigan

Absent: C. Zuellig (excused) T. Dennis (excused)

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

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the amended Planning Commission meeting minutes of October 18, 2017 and amended November 13, 2017 Special Joint Meeting of the Planning Commission, Human Relations Commission, and Sustainability Commission minutes (Support: L. MacGregor) and the motion carried unanimously.

Commissioner Hollifield moved to amend the agenda under New Business (Support J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Alice Elliott, 507 Pearl - commended the Planning Commission and their support of affordable housing.

Ray, Ypsilanti – commented on increasing rental costs. Also has done some research on Fresno, CA and Portland, OR – who allow tiny housing on wheels/RV's. She had contacted them to see how things are going. Portland stated that they had many complaints mainly regarding aesthetics and she is waiting for a response from Fresno. The City of Ypsilanti currently doesn't permit RV's, etc on wheels. She added that a conventional mortgage requires a foundation. Complimented staff on their efforts. She referenced a Utah city that has abolished minimums and also a place in Texas where tiny homes are allowed. Talked about frontage build-out being a stopper and accessibility.

Amber Fellowes, Ward 3 – stated she is supportive of the Master Plan committee and pleased with the responsiveness of the Planning Commission. Regarding membership on the committee, she would like to see more renters.

Dave Heikkinen, downtown business owner – stated he was a big fan of the way the last Master Plan process was done. He would like to re-engage a large body of people and do as much outreach as possible, doing it in the same spirit and go through the same process.. He attended the City Council meeting the previous evening – he stated there is not enough money do what needs to be done in Ypsilanti and feels that we need to look at ways to maximize the tax base. While he loves tiny homes, but we need tax base.

Johnny Gates, 1041 Forest (Twp) - has been a resident for five years and wants to stay here. He is a landlord but is also poor. He would like to maintain lower rents. He came here from Washington, D.C. where it is too expensive to live. He studied architecture and is in the process of building a tiny house. Tiny houses are advancing.

Nathaneal Romero, Ypsilanti – liked the update on the committee as well as the style of the Planning Commission’s public comment. He echoed Amber Fellowes. He was concerned of Mr. Heikkinen’s use of “maximizing tax base”. He would rather live in a cheap scruffy city than a “vibrant” one. Having a place to live, cops, parks and fire department is cool though! He is skeptical that increasing tax base increases the quality of life.

Dan Voght, City Council – thanked the Planning Commission for their efforts.

Erica Mooney, Ypsilanti – stated that it is her opinion that the last Master Plan missed some feedback from students and student groups – she doesn’t think the feedback was incorporated very well. Wants a flexible, reflective document to bring all the people that were at the table before, plus more. The plan should leverage connections to build social infrastructure – also wary of “increasing tax base” language.

Desirae Simmons – is excited by the work of the Planning Commission. Should focus on accessibility and affordability – feels that growth doesn’t mean displacement. We should make good recommendations to city council on equity and what is fair and ethical and focus on diversity.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 218 N. Adams Adaptive Reuse-Planned Unit Development

This application is for approval of an Ypsilanti Performance Space to be located at the southeast corner of Emmet and Adams, north of Washtenaw, South of Cross, between Hamilton and Huron. The subject property 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 and professional offices. Business

and professional offices are not a permissible use in CN. This, the applicant is seeing 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 was constructed 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. 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. In all, the project will be completed in three phases as described; first offices, then performance and finally 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.

Land use and zoning of surrounding areas was noted. The purpose, requirements, process and standards for site plan approval were also noted. Ms. Wessler detailed the site access, traffic and parking. Approval of other department and agencies are required. Any exterior work on the building is subject to Historic District Review. At this point, only repairs are being proposed. A consideration of the Master Plan is that "an objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare". Ms. Wessler noted that this project is within a high walkable, bike able, 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. Also, as a performing arts venue, this will help to foster creative business within Ypsilanti. This project would re-use and repair an existing example of historic architecture, and could become a local and regional arts destination.

Ms. Wessler stated that the owner has stated his plan is to put the building back into productive use. Under our current zoning, the parking lot has too many parking spaces. She referred to the standards for a Planned Unit Development adding that staff had approved this project with various findings, a long list of exceptions and conditions, which she detailed.

Steve Pierce, S. Washington – accompanied by his wife Maggie and his architect. He stated that he had arrived here in 1999 - he purchased the Old Huron Hotel, Kresge Building, Glover House and Smith Furniture Building. Within 6 months they bought two of these properties. They also bought other properties that they rehabbed, one of which is the property they now own. They have now embarked on another project which is the First Congregational Church. This building has been on the market since 2007 and has been talked about for a variety of other uses. Other churches have talked about it also as well as possible apartments/condos. There is some real challenges to doing some of these projects since it has a sloped floor, at least 2' rise from the back to the front that would have to be entirely removed, which precludes that use. It is really a one story building. They are proposing it for arts, music and education,

workshops, wedding events. It would seat about 200 people. The organ works and they are planning to have it restored. He showed slides of the interior. They found an old church in Portland Oregon that was built the same year as this one in 1882 also showing slides of it as it is currently in use. It was purchased back in the 60's by people to make it into a performance base. It can seat 100 people for events. Mr. Pierce's focus is to bring back the music – he has the vision and the plan and there is a lot of work to be done. They have very aggressive plans but feel it can be done, starting work this summer and open in Fall 2019. Long-term work will be done in the basement.

Chairperson Jugenitz asked what the intended market would be and Mr. Pierce responded they it would be a wide variety, i.e. jazz musicians; would be open to the community for lectures/workshops, music recitals and for schools to come to see performances. Free concerts with local performers at lunch time.

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

Dave Heikkenen - 133 W. Michigan – stated he was very excited when he heard about this project. Not only is it good for downtown but is an excellent opportunity for more people to visit our area. He would like to see this happen.

Karen Maurer - bought the Kresge building from Mr. Pierce in 2000. When they moved here in 1990, her husband was rehabbing a house on Washington Street and there were always “girls” going by who were rather friendly - turn out they were prostitutes!! So that is what we used to have downtown. Back then there was only about 15 businesses back then. She said Steve and Maggie Pierce have done some great work in the city – the main thing she loves about this project is that 1) puts the property back on the tax roll; 2) brings people back to community; and 3) Ypsilanti is at a point now where we are ready for this type of project. She is asking that the Planning Commission support this project.

Eric Maurer - echoed his wife's comments – he is also excited about the project. Mr. Pierce has a high threshold of what he wants to do with the building and will not be cutting corners.

Melody Gable - is a community member. Known them for a long time and they only do what is good for community to retain the heritage and turn it into an open door. There is a plethora of uses of what they can do. Steve and Maggie Pierce are willing to invest in the community once again. She is very supportive and thinks it is nice that Ypsilanti would have this type of thing, drawing from the community, drawing from colleges, drawing from schools and create something that has been there and make it functional.

Paul Medler - his father was the pastor of the First Congregational Church in 1969. He opened a café on Washington Street before Beezys was there. He is now the Caterer for Zingermans and has done many big events so he will be able to help on any events. He is very supportive.

John Harrington, 209 N. Huron – stated he favors the project, would be a great use for this building. He used to own property in Oregon and nearby was a very similar project – an old church that had been turned into a performance venue. He can envision the same type of

thing here and strongly encourages support asking that the Planning Commission make this happen.

Steve Pierce – gave kudos to the Planning staff, i.e. Beth Ernat, Joe Meyers, and Bonnie Wessler. His experience with working with them has been incredible, from contacts they have given him as well as many ideas. They have been wonderful support.

Bonnie Wessler, City Planner – stated that we had received three letters of support from Richard Murphy, Dave Strenski, which she read. Joe Lawrence also submitted a letter of support and asked that this letter be read and written into the record, which was done by Ms. Wessler. (See attached).

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

Chairperson Jugenitz asked the architect to discuss the landscaping. She stated that they do not have the plans at this time, but it will be part of a well thought plan prior to completion of the plan.

Commissioner Hollifield stated that he absolutely loved this plan. He saw the intent and likes the concept. He likes that they are not asking for tax abatements and there will be no problem with parking and not having to go to Detroit to enjoy music is a win-win.

Commissioner MacGregor asked about the time frame for landscaping, although she does support the project, and Mr. Pierce responded with details but will be going to experts in landscaping and will definitely inform the Planning Commission and Administration prior to installation.

Chairperson Jugenitz agreed that this project will be a major benefit. She is happy it is a local endeavor and also happy that it will be on the tax rolls and that it will be open to the community and schools.

Commissioner Dunwoodie stated that one of the things under consideration would have to include insulation pedestrian consideration from vehicular thoroughfare, although might be too fine a point to hold up the project but just wanted to note it. Also the exception from Sec 122-691 that notes the maximum of parking spaces and it seems that from the information earlier in the packet that this might also be a minimum number of bicycle spaces and whether we feel this is justified. Steve Pierce responded that he has no object to bike parking and can be done on the backside. Ms. Wessler stated it can be flexible and she will work with Mr. Pierce and the architect enumerating various options. Commissioner MacGregor still had concerns about landscaping to which Mr. Pierce responded that he will definitely agree to work with staff to ensure everyone is completely satisfied with the results.

Commissioner Dunwoodie moved that 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 Sec 122-310, Sec 122-702, Sec 122-703.

Exceptions

1. Exception requested from Sec 122-684(b)(1), install one tree per 8 spaces, requested due to existing layout of the parking lot.
2. Exception requested from Sec 122-684(b)(2), one 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.
3. Exception requested from Sec 122-684©(2), screening from the right of way, due to existing paving.
4. Exception requested from Sec-691, maximum number of parking spaces, due to anticipated popularity of the venue provided that the applicant provide ten bicycle parking spaces.
5. Exception requested from Sec 122-609, requirement for photometric, as applicant is re-using existing site lighting.
6. Exception requested from Sec 122-608, masonry dumpster enclosure, due to existing nonconforming wooden enclosure.
7. Exception requested from Sec 122-636 due to site constraints on Emmet and building aesthetics on Adams.

Condition

1. Applicant to work with staff to develop a solution to prevent vehicle encroachment into the sidewalks.
2. Applicant to provide ten bicycle parking spaces, as a condition of the exception from Sec 122-691.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously 7:0.

2. 206-210 N. Washington – Special Use

This application is a request for approval of a Special Use for multi-family – 15 units on the East side of N. Washington St, between Washtenaw and Emmet Street. This parcel consists of 0.45 acres and includes both the 206 and 210 N. Washington addresses with frontage on N. Washington Street. There is an existing 7,197 square foot three floor apartment building with an attached 2,903 sq. ft. single story apartment building. There are two outbuildings on the east side of the site at 504 sq. ft and 407 sq. ft. 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 sq. ft. requirement for each family dwelling unit. The one story office was added in 1944 and an additional 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 additional, but the files are silent. There was a one-story addition apartment which was a conversion possibly at the time of the addition in

1955 but there is nothing in the files to confirm this. There was substantial fire damage to the structure in January 2017 and the cost of the restoration is expected to exceed the 100% percent of the SEV; thus prompting the need for a special use application under Sec 122-205(4). At the time of the fire, there were 16 units in the building, the applicant is currently seeking approval for 15 instead of the 14 approved by the Planning Commission in April.

No special use permit 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 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.

Land use and zoning of surround area was reviewed as well as special use criteria and review.

Ms. Wessler, City Planner, gave a brief presentation on this item reminding them about the fire at this property earlier in the year and the fact that it is going through a major renovation. As a part of that – it has been before us twice on special use. The plan now before the committee is to split one of the larger apartments into two separate apartments. The applicant got revised site plan pursuant to the previous approval but there are still outstanding conditions. She reviewed the conditions adding that technically what the committee would be doing is to approve the revised special use conditions. Commissioner MacGregor asked if the city planner had spoken with the owner about these conditions and Ms. Wessler responded that she had made them aware that occupancy could not occur until all conditions were in compliance. Commissioner MacGregor asked about an accessible apartment for handicapped and the owner responded that he had requested an exception to this because the cost to restructure the building is prohibitive to do any kind of any acceptable requirement, i.e. widening hallways and stairways and would require redesigning the whole building. This building is 100 years old.

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

Rae, Ypsilanti – asked about snow maintenance since she had noticed that the sidewalks needed to be cleaned off. Also, she noticed that since windows have not been covered if there was any possibility of mold. The owner responded that all of the moldy dry wall and wood had been removed. He also responded to her concern of snow removal and assured her that this would be taken care of.

Since there was no further discussion, Commissioner MacGregor moved to close the public portion of the hearing (Support: P. Hollifield) and the motion carried unanimously.

Commissioner Dunwoodie moved that the Planning Commission approve the Special Use Modification 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 Section 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 requirement, or request a waiver under Sec 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.
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 TOW.
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.

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

VI. NEW BUSINESS

1. 2018 Schedule of Meetings

A discussion was held on the meeting to be held the evening before Thanksgiving. The board agreed to amend the schedule to change the November meeting to November 14th.

Commissioner Dunwoodie moved to approve the amended meeting schedule as stated (Support: P. Hollifield) and the motion carried unanimously.

2. Appointments of Non-Motorized Advisory Committee

Commissioner MacGregor moved to appoint Anthony Bedogne and Martha Cleary to the Non-Motorized Advisory Committee (Support: M. Dunwoodie). A roll call vote was taken with a vote of 6:1. Commissioner Bedogne abstained.

3. Creation of a Committee to review the Master Plan

Chairperson Jugenitz stated that in the packet that was drafted in October she asked for input on initiating this citizen committee to update the Master Plan, specifically on two issues of affordability and accessibility. Also, in November, a joint meeting was held with the Sustainability Committee and Human Relations to get further input on the composition of this new committee and get further input on specific issues people wanted to see addressed as well as process. She incorporated what she had heard at both of these meetings and the draft charter that is included is a result of that. Basically the main parameters that she has incorporated are that we would have a committee comprised of 4 planning commissioners, a member of the Human Relations Commission, a representative from the Sustainability Commission Board, a representative from the Ypsilanti Housing Board, a representative from EMU, representative from Affordable Ypsi, representative from Independent Living in Ann Arbor, representative from Avalon Housing, a representative from Civic Affairs at the County or State level, one owner occupant, one Ypsi business owner, one representative of rental properties and two representatives from the community at large. These would be representatives of the City of Ypsilanti as a whole with respect to diversity, race and income as well as affordability and accessibility interests.

This will not be a fast process and she put in a deadline of October 2018 with the thought of bringing them back to Planning Commission and also informing City Council.

Under the activities she gave a general overview of the major steps in the process but did not delineate is not going to be the sole voice on updating the Master Plan so we will need focus group for broad public input. She invited questions or adjustments from the Planning Commission. Commissioner Dunwoodie stated that the language seems to imply that the committee is going to consist of all of these people. Originally it had been approximately a dozen people, and wondered if 12 is still the range? Chairperson Jugenitz responded that she thought 12-15 is still manageable and also taking into consideration there will probably be some absences along the way. Commissioner MacGregor asked why Avalon Housing and not services that are based in the community, i.e. SOS. Ms. Wessler responded that Avalon Housing does work in the community but actually provides housing and have connections in Ypsilanti.

Liz asked about sub-committees. Chairperson Jugenitz will add sub-committees under the committee as appropriate. Commissioner Bedogne was concerned about a policy that would be too restrictive to renters and limiting growth. Chairperson Jugenitz responded that Michigan law is already restrictive and while she understands his concern, we wouldn't be able to make any rent controls, etc. There are lots of things it can potentially do both with the zoning ordinance and with other broader policy, i.e. increase availability of affordable housing, being more permissive with micro apartments, opening up more areas to tiny houses, etc. and we need this committee to do a rigorous study. Commissioner Dunwoodie added that it will be up to the committee to look at various trade-offs and consider the benefits, but allowing some of those trade-offs to be put in the charter from what the committee could do would put a

stranglehold on the committee and we would be starting with our hands tied from the beginning.

Commissioner MacGregor asked that a regular update from the commission be included in the charter.

Commissioner MacGregor moved to pass a resolution to create the Master Plan Update Committee with the charter as amended at the table (Support: M. Dunwoodie). A roll call vote was taken with a vote of 6:1 in support. Commissioner Bedogne opposed.

VII. OLD BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

Ms. Wessler stated that there is a meeting in January – 75 Catherine.

IX. COMMITTEE REPORTS

1. October minutes - Non-motorized Advisory Committee
2. December minutes - Non-motorized Advisory committee
3. 2018 Project Priorities - Non-Motorized Advisory committee – Commissioner Bedogne stated that the committee had been awarded a Bronze Bike award

X. ADJOURNMENT

Since there was no further business, Commissioner Madigan moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 9:25 pm

Bonnie Wessler

From: Joe Lawrence <joe@ypsi.com>
Sent: Wednesday, December 20, 2017 3:15 PM
To: Beth Ernat, Bonnie Wessler
Cc: Steve Pierce
Subject: Letter support for 218 N Adams to Planning Commission tonight

December 18, 2017

Planning Commission
City of Ypsilanti
151 Huron Street
Ypsilanti, MI 48197

Planned Unit Development for 218 N. Adams

To the Planning Commission of the City of Ypsilanti:

I am pleased to submit this letter in wholehearted support for Steve Pierce's and Dr. Maggie Brandt's planned unit development for the former First Congregational Church property at 218 N. Adams Street and I request this letter be read into and made a part of the official record of the December 26, 2017 meeting of the planning commission.

I am the fourth generation of my family to live in Ypsilanti. My paternal grandparents, my parents, and I were members of the First Congregational Church of Ypsilanti. I was married in that church in 1965.

When Maggie and Steve came to me with their plans for the P.U.D at 218 N. Adams, I knew this property would be in good hands. Their proven track record of historic preservation and the care they have shown in preserving buildings in Ypsilanti is best exemplified by the home they restored at 218 South Washington that many call the Glover House. Few would have dared to take on such a large and complex project. Some had looked at Glover House and wanted to make it apartments or condos. Steve and Maggie understood that the Glover House was originally a home and that if the building were ever cut up into apartments or condos, that history and its place in our community would be lost forever.

Glover at that time was a neglected 1893 Victorian home which had been used as an office building by a non-profit for over 30 years. When Maggie and Steve made it back into a home, it forever changed our neighborhood for the better and helped jump start a number of other restoration projects in our neighborhood.

When I learned that Maggie and Steve planned to make the First Congregational Church into a music performance and event space, I demonstrated to me the planning and vision they have. Some have said the Church should be made into restaurant or condos without taking into consideration the role this building and church have had in our community since 1882.

I, too, have been active in historic preservation in this community. Working with architect Elisabeth Knibbe, I have restored and own or co-own a number of historic commercial and residential properties in the City, seven of which have been awarded plaques by the Heritage Foundation. Two of those properties, 601 Emmet and 309 North Huron, are in the vicinity of 218 N. Adams Street. Elisabeth Knibbe has also reviewed this project and it has her support as well.



January 12, 2018

**Staff Review of Special Use Application
Aspen Garden Phase 3
75 Catherine**

GENERAL INFORMATION

Applicant: Anthony LaRussa
AZ Holdings, L.L.C.
75 Catherine St.
Ypsilanti, MI 48197

Project: Aspen Gardens Phase 3

Application Date: November 15, 2017 (incomplete); December 20, 2017

Location: Southeast corner of the intersection of Catherine St and Chidester St.

Zoning: Production, Manufacturing & Distribution (PMD)

Action Requested: Approval of Special Use and site plan

Staff Recommendation: Postpone until after Zoning Board of Appeals hearing.

PROJECT AND SITE DESCRIPTION

Parcel #11-11-39-402-001 has a total area of 1.03 acres. There is an existing 7,615 square foot building on site.

Zoned **PMD- Production, Manufacturing & Distribution**, which allows for medical marijuana grow/manufacturing facility after approval as a special land use. This would be an expansion of the existing Special Use Permit for Medical Marijuana Grow/Processing. This expansion is being requested due to changes in State law with the passage of the Medical Marijuana Facilities Licensing Act (MMFLA), which now allows for commercial growing and processing of medical marijuana, instead of the smaller caregiver model. Aspen Gardens is pursuing a commercial grow license from the State; an expansion would allow them to remain competitive in the newly opened market.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



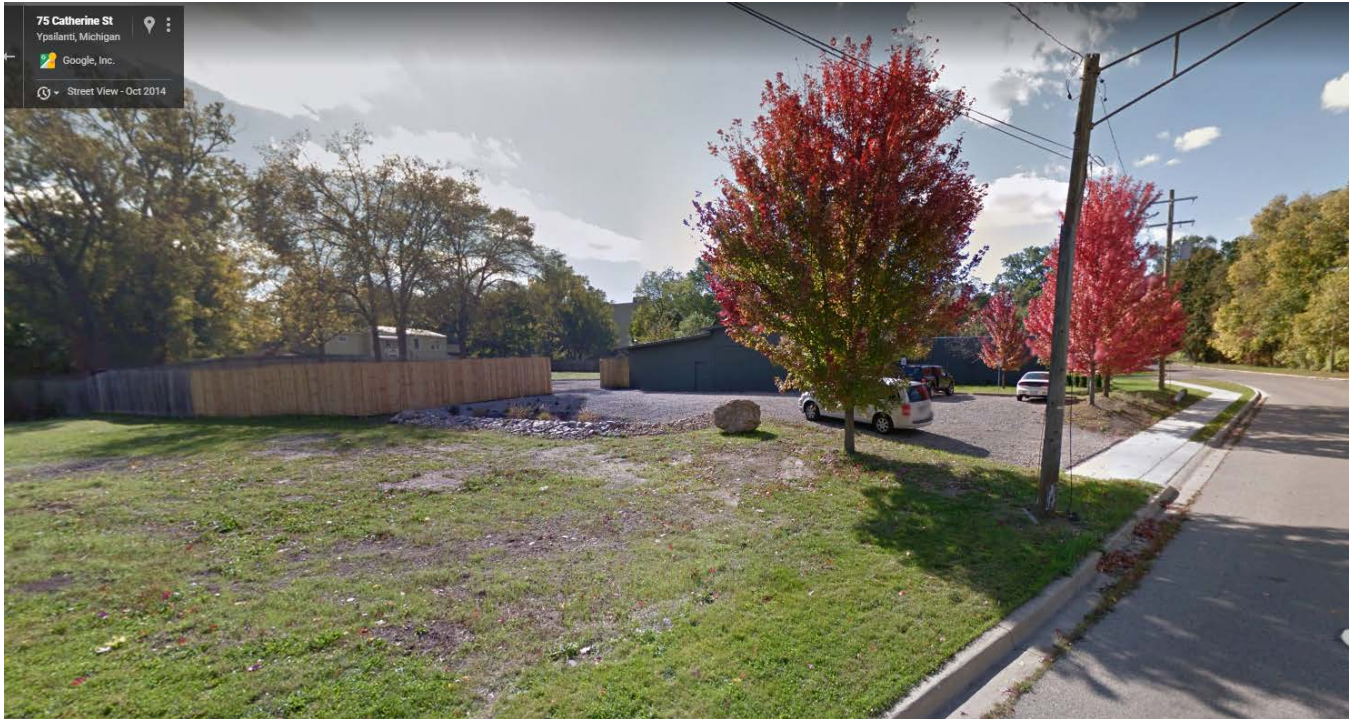
Figure 3: photographs of site



Northwest corner of property looking southeast from corner of Chidester & Catherine



Southwest corner of property looking northeast from Chidester



East side of property looking west from Catherine



North side of the property looking south from Catherine

Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Nursing Home Vacant Land	HC- Historic Corridor C- Center
EAST	Vacant Land Waterworks Park	CN- Core Neighborhood P-Park
SOUTH	Single and Multi-family uses Chidester Place	CN- Core Neighborhood
WEST	Garage	CN- Core Neighborhood

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, 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. If nonconformities are present, all reasonable effort has been made to eliminate them.*

COMMENTS: This property has been industrially used since it was initially developed. It was briefly zoned CN, Core Neighborhood, pursuant to the 2013 Master Plan; however, it was rezoned to PMD in 2017 due to the extensive history of industrial use of the parcel, as well as the other parcels fronting onto Catherine. The proposed use conforms to the provisions of the zoning code regarding marijuana cultivation, and the property currently does have a Special Use permit for such. The proposed expansion would increase production significantly, but the use would not generate a significant amount of increased vehicle traffic. The applicant is seeking dimensional variances from the front, street side, and rear setbacks at this time.

- (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: Commercial medical marijuana cultivation is a new use in Michigan. The MMFLA, which authorizes it, was adopted after the relative success of the Michigan Medical Marijuana Act (MMMA), which permitted small-scale marijuana cultivation. Medical marijuana's overall social and economic impact is yet to be seen, but Ypsilanti voters overwhelmingly supported the initial MMMA's passage in 2008, and there have been very few issues with grow facilities since they were first permitted in 2011. Ypsilanti's first grow facility opened in late 2011.

- (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: As noted before, the applicant is seeking variances from the front, street side, and rear setback requirements of PMD. The front of the building faces Catherine, a non-residential street, and traffic is also off Catherine, a fair distance from the more residential Chidester. The building currently has a blank face and a required screening fence on Chidester, has landscaping screening on the front and east side, and the rear yard is gated and enclosed wholly within a screening fence.

- (4) *The proposed special land use shall not present unreasonable adverse impacts on the transportation system. Consideration shall be given to the estimated pedestrian, bicycle and vehicular traffic generated by such use,*

access to transit, proximity to major thoroughfares, proximity to intersections, required vehicular turning movements, and provisions for pedestrian and bicycle traffic.

COMMENTS: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads and trunklines. It is also conveniently located to the Border-to-Border Trail, which, when open, connects to Waterworks Park. Employee traffic can be reasonably expected to be minimal, and the proposed use does not regularly make use of long-wheelbase vehicles, such as box trucks or semi trucks.

(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: No additional costs are anticipated at this time.

CONDITIONS OF APPROVAL

§122-326

"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."*

Items to be addressed: None to be addressed at this time.

SITE PLAN: CRITERIA AND REVIEW

§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."

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
PMD: LOT REQUIREMENTS §122-432				
Coverage %	Min -	Max 90%	Building footprint: 7615 sf 17.7%	Building footprint: 18939 44.0%
BUILDING ENVELOPE AND HEIGHT				
Catherine St setback ft	Min 25	Max n/a	28.09'	12.79' variance hearing scheduled for 1/24
Chidester St setback ft	Min 15	Max n/a	0	5.12' variance hearing scheduled for 1/24
Side setback ft	Min 15	Max n/a	62.72'	61.45'
Rear setback ft	Min 25 if adjacent to existing SF	Max n/a -	130.53'	16.25' variance hearing scheduled for 1/24
Height	Min n/a	Max 60'	1 story 16' 9"	1 story 16' 11"
PARKING PROVISIONS	Location: Any.			
Catherine St setback ft	Min 10		10.89'	unchanged
Chidester St setback ft	Min 10		40.94	34.31
Side setback ft	Min 10		40.83	28.02
Rear setback ft	Min 15 if adjacent to existing SF		86.24	15.72

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-533 USE-SPECIFIC	The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time;		LARA is now the administrative body for medical marijuana. Applicant shall seek, obtain, and retain all necessary licensure.
	The growing/manufacturing facility site shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the growing/manufacturing facility and school are located;		Met.
	The growing/manufacturing facility site shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary and/or lawfully existing growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed growing/manufacturing facility and lawfully existing dispensary or growing/manufacturing facility is located;		Met
	Smoking and/or use of medical marijuana shall be prohibited at the growing/manufacturing facility;		Note on site plan.
	All activity related to the growing/manufacturing facility shall be done indoors;		No outdoor activity proposed.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.		This will be a condition of approval.
	Quarterly inspections may be made by the City Official's designee to confirm the growing/manufacturing facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances;		
	Any medical marijuana growing/manufacturing facility shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marihuana dispensary or growing/manufacturing facility does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended.		Establishment must comply with the State mandated tracking system.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	If the growing/ manufacturing facility ceases operation for a length of time of sixty (60) days or greater, the permit shall expire;		Note on site plan. This will be a condition of approval.
	Growing/manufacturing facility drive-through facilities shall be prohibited;		None proposed.
	All medical marijuana shall be contained within the main building in an enclosed, locked facility in accordance with the Michigan Medical Marijuana Act, as amended;		Met
	All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of marijuana are located;		This will be a condition of issuance of a Certificate of Occupancy.
	That portion of the structure where the storage of any chemicals such as herbicides, pesticides, and fertilizers shall be subject to inspection and approval by the Ypsilanti Fire Department to insure compliance with the Michigan Fire Protection Code;		This will be a condition of approval.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
	Application for a Medical Marijuana Growing/Manufacturing Facility License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Growing/Manufacturing Facility License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council;		The “license” is now referred to as a permit. Applicant to seek, obtain, and retain all necessary local licenses or permits for operation.
	The police department shall review the proposed application to operate a dispensary or growing/manufacturing facility regarding public health, safety, and welfare concerns of the proposal;		Pending.
	The dispensing of medical marijuana at the medical marijuana growing/manufacturing facility shall be prohibited.		This will be a condition of approval.
	There shall be no other accessory uses permitted within the same building.		This will be a condition of approval.
MASTER PLAN	Ypsilanti is sustainable (p9)		This action creates job opportunities.
	Great place to do business, especially green and creative		This action retains an existing business and fosters “locally grown” business.

Items to be Addressed:

Applicant currently has three dimensional variances scheduled for hearing before the Zoning Board of Appeals. Any approval must be conditional upon the granting of those variances, or a redesign of the site in such a way that no major changes are made.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"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 is generally oriented towards Catherine, and traffic (both vehicle and pedestrian) come from that direction. A parking area is proposed in the rear. The orientation and layout generally remain unchanged.

Items to be Addressed: None.

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."

Site access is from Catherine, and exclusive to this site. The parking and travel area are proposed to be gravel.

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)		18x9 proposed.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Access to the building is primarily through the rear, and through the parking lot. Parking lot(s) have access to either the building or the public sidewalk along Catherine.

	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		
	Internal Maneuvering			22' aisles provided. Meets.
	Surfacing			Gravel. Two barrier-free spaces are proposed; one for the parking area inside the rear yard, and another in the presumed visitors area.
	Drainage			See engineering review.
	Striping			n/a, gravel lot.
	Wheel Stops			Provided.
	Lighting			Provided, meets.
	Screening & Landscaping (internal)	1 tree per 8 spaces		Two new white spruces are proposed to the rear of the site.
		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		Met
		3' between curb and planting (5' if vehicle overhang)		met
	Screening & Landscaping (perimeter)	Screened if abutting R1, MD, CN, CN-Mid, CN-SF		Met
		3'-4' screen 80% opacity where visible from ROW		Met
		Landscaped areas, walls, structures, walks- must be protected by curbing		Met
§122-691	Motor spaces	Assembly, processing, or manufacturing: 5 plus 1 for every 1.5 people on the largest shift, OR 1 per 1,000 sf gross floor area for non-office and 1 per 300 sf for office.		10 employees on the largest shift 12 spaces required 12 spaces provided
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		3 hoops provided, 6 spaces.

§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Provided
§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.		Met

Items to be Addressed: Although barrier-free spaces are possible on gravel, they are very difficult to maintain. Staff recommends applicant provide at least one barrier-free space on bonded material or provide a maintenance plan for barrier-free space(s).

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 review required. Pending review.

Items to be Addressed: See engineer's remarks.

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 7: 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		No lighting shown. Applicant to submit lighting plan for administrative review.
§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	Not shown	Met.
§122-631 Landscape plan			Provided
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		An 8' wooden privacy fence will be maintained.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 160'/30' = 6 trees		No street trees are provided on Chidester or Catherine frontage due to space constraints. Waiver requested.
§122-432(a)(6) Greenbelts	1 tree per 30' of lineal frontage abutting public road ROW		Existing landscaping meets requirements on Catherine frontage, waiver requested from Chidester due to space constraints.
§122-638 Site Landscaping	10%	None	~16,900/27,849 = 60%
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area	n/a	n/a
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		
	Credit for existing vegetation		

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-633 Maintenance (d)(e)	Readily available and acceptable water supply; may install underground sprinkler system		Maintenance schedule noted on site plan.
§122-635 Fencing, hedges, walls, berms	<i>Per district</i>		8' wooden privacy fence to remain.

Items to be Addressed:

- *Applicant to submit lighting plan for administrative review and approval.*
- *Waiver requested from 122-636, Street Trees, due to lack of available space on both Chidester and Catherine.*
- *Waiver requested from 122-436(a)(6), greenbelt, along the Chidester frontage due to lack of available space.*

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."

STATE OF MICHIGAN

The applicant is responsible for obtaining licensure under the Michigan Medical Marijuana Facilities Licensing Act.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the expansion of the Special Use Permit for medical marijuana growing/processing for Aspen Gardens, with the following findings and conditions:

Findings: The application is substantially in compliance with §122-324(b).

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission postpone the Site Plan for the expansion of Aspen Gardens, until after the appearance before the Zoning Board of Appeals scheduled for 1/24/2018.

At this time, staff notes the following findings, waivers, and conditions:

Findings

1. The application substantially complies with §122-310.

Waivers

1. Waiver requested from 122-636, Street Trees, due to lack of available space on both Chidester and Catherine.
2. Waiver requested from 122-436(a)(6), greenbelt, along the Chidester frontage due to lack of available space.

Conditions

1. Applicant to comply with all conditions of 122-533.
2. Applicant to submit a lighting plan for administrative review.
3. Applicant to consider provision of at least one barrier-free space on bonded material. If such provisions is not made, provide a maintenance plan for graveled barrier-free space(s).
4. Applicant to address all engineering conditions. NOTE: AT THE TIME OF THIS REVIEW, ENGINEERING REVIEW IS NOT YET COMPLETE.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant

ASPEN GARDENS PHASE 3

YPSILANTI, MI

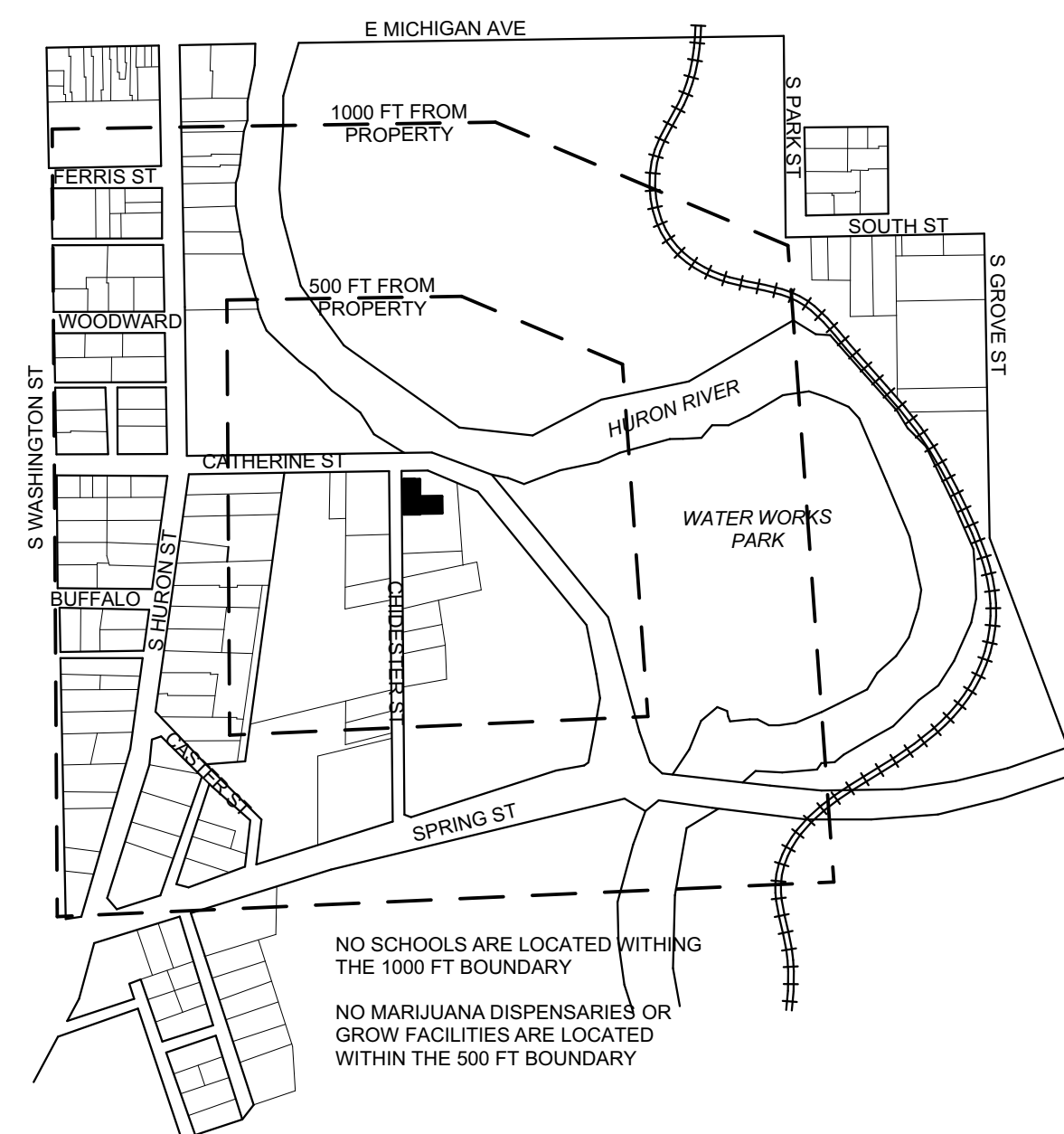
SHEET INDEX	
SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70°56'40" East 106.50 feet; thence South 40°00'00" East 220.18 feet, thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 46°00'00" West 259.45 feet to the Point of Beginning. Contains 0.988 Acres. Subject to Easements and Restrictions of record. PROPERTY ID: 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com



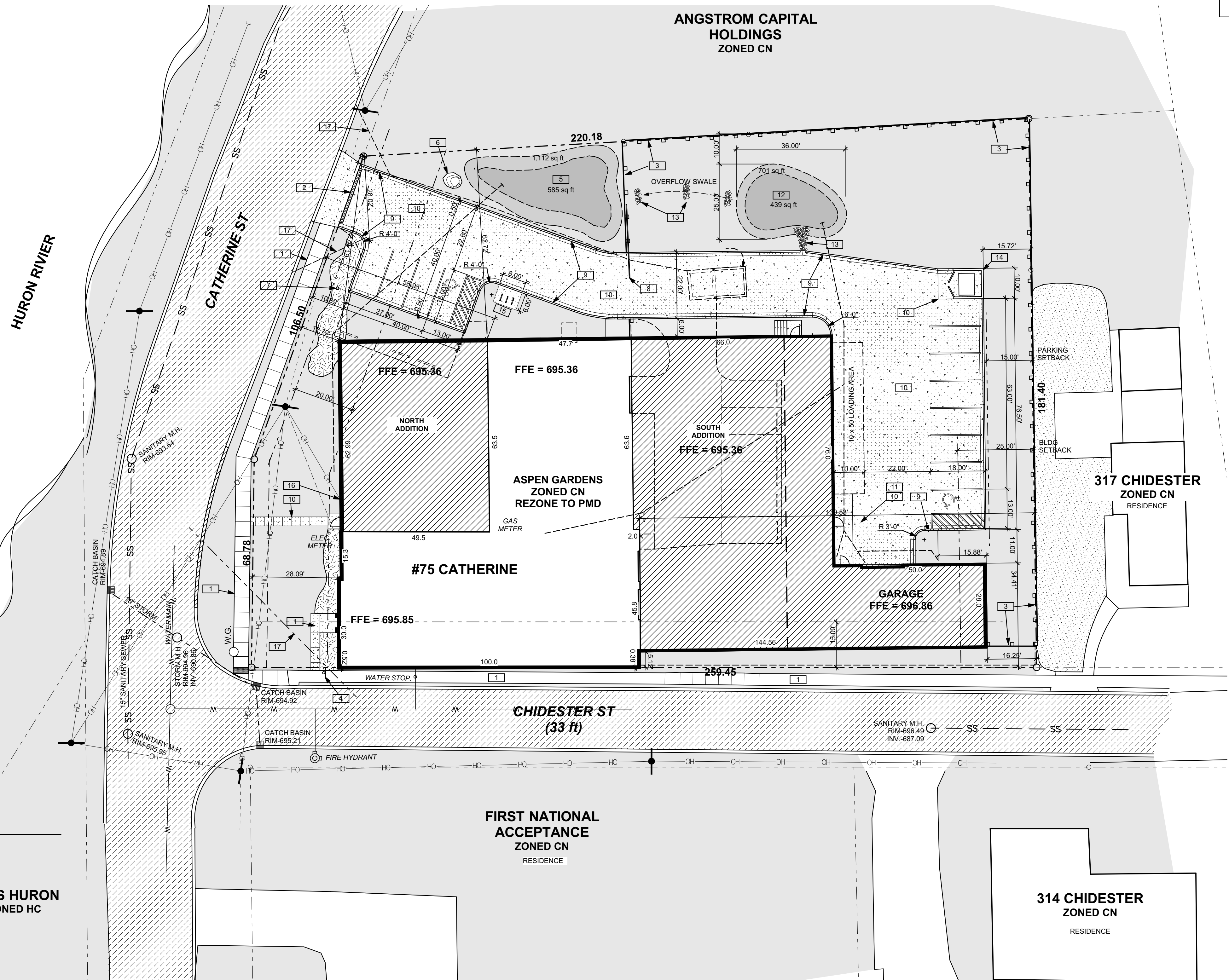
AREA ANALYSIS

EXISTING		PROPOSED	
EX. BUILDING AREA	7,615SF	EX. BUILDING AREA	7,615 SF
EX. FRONTAGE (CATHERINE)	$\frac{108.58'}{68.78' + 106.50'} = 62\%$	NORTH ADDITION SOUTH ADDITION	$\frac{+ 3,121 \text{ SF}}{+ 8,203 \text{ SF}}$
EX. LOT AREA	43,069 SF (0.99 ACRES)	PROP. BUILDING AREA	18,939 SF
EX. LOT COVERAGE	$\frac{7,615 \text{ SF}}{43,069 \text{ SF}} = 17.7\%$	PROP. LOT COVERAGE	$\frac{18,939 \text{ SF}}{43,069 \text{ SF}} = 44.0\%$

SCHEDULE OF REGULATIONS

	ZONED PMD PRODUCTION/ MANUFACT / DISTRIBUTION	REQ'D	EXISTING	PROPOSED	VARIANCE
	LOT COVERAGE	MAX. 90%	17.7%	44.0%	NONE
PARKING	FRONT SETBACK/ CATHERINE	MIN 10.0 FT	10.89 FT	10.89 FT	NONE
	SIDE STREET/ CHIDESTER	MIN 10.0 FT	40.94 FT	34.31 FT	NONE
	SIDE SETBACK/ EAST	MIN 10.0 FT	40.83 FT	28.02 FT	NONE
	REAR YARD/ SOUTH (1)	MIN 15.0 FT (1)	82.64 FT	15.72 FT	NONE
	LOT WIDTH	--	173.36 FT	NO CHANGE	NONE
	LOT AREA	--	43,069 SF	NO CHANGE	NONE
BUILDING	BLDG HEIGHT	MAX 60.0 FT	16'-9"	16'-11"	NONE
	STREET SETBACK/ CATHERINE	MIN 25.0 FT	28.09 FT	12.79 FT	12.21 FT VARIANCE
	STREET SIDE SETBACK/ CHIDESTER	MIN 15.0 FT	-0.52 FT	5.12 FT (2)	EX: NON-CONFORMITY AND 9.64 FT VARIANCE
	INTERIOR SIDE/ EAST	MIN 15.0 FT	62.72 FT	61.45 FT	NONE
	REAR YARD/ SOUTH (1)	MIN 25.0 FT (1)	130.53 FT	16.25 FT	8.75 FT VARIANCE

(1) FROM ADJACENT CN ZONING DISTRICT
(2) AT NEW CONSTRUCTION



PARKING/ LOADING REQUIREMENTS

	ASSEMBLY, PROCESSING, OR MANUFACTURING
122-691	5 SPACES REQUIRED, PLUS 1 FOR EVERY 1 1/2 EMPLOYEES IN LARGEST WORKING SHIFT (10/ 15 = 6.7 SPACES) 5+6.7 = 12 SPACES REQUIRED 12 SPACES PROVIDED
122-693	1 BIKE HOOP PER 5 CAR SPACES IS REQUIRED 12 SPACES ÷ 5 = 2.4 BIKE HOOPS. (3 EXISTING BIKE HOOPS REMAIN)
122-693	COMMERCIAL/ INDUSTRIAL USE BETWEEN 5,000 SF AND 19,999SF REQUIRES (1) 10x50 LOADING SPACE, LOCATED AT LEAST 50FT FROM CN DISTRICT IN THIS CASE, A LARGE LOADING SPACE IS NOT NEEDED. DELIVERIES/ SHIPMENTS WILL BE BY A BOX TRUCK. A 10x50 LOADING SPACE IS PROVIDED, BUT WITHOUT THE ASSOCIATED TURNING RADIUS FOR A LARGE SEMI TRUCK

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SITE PLAN REVIEW	20 DEC 2017
SITE PLAN REVIEW	14 NOV 2017
PRELIMINARY	16 OCT 2017

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd., Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: SITE PLAN

JOB NO:
1702



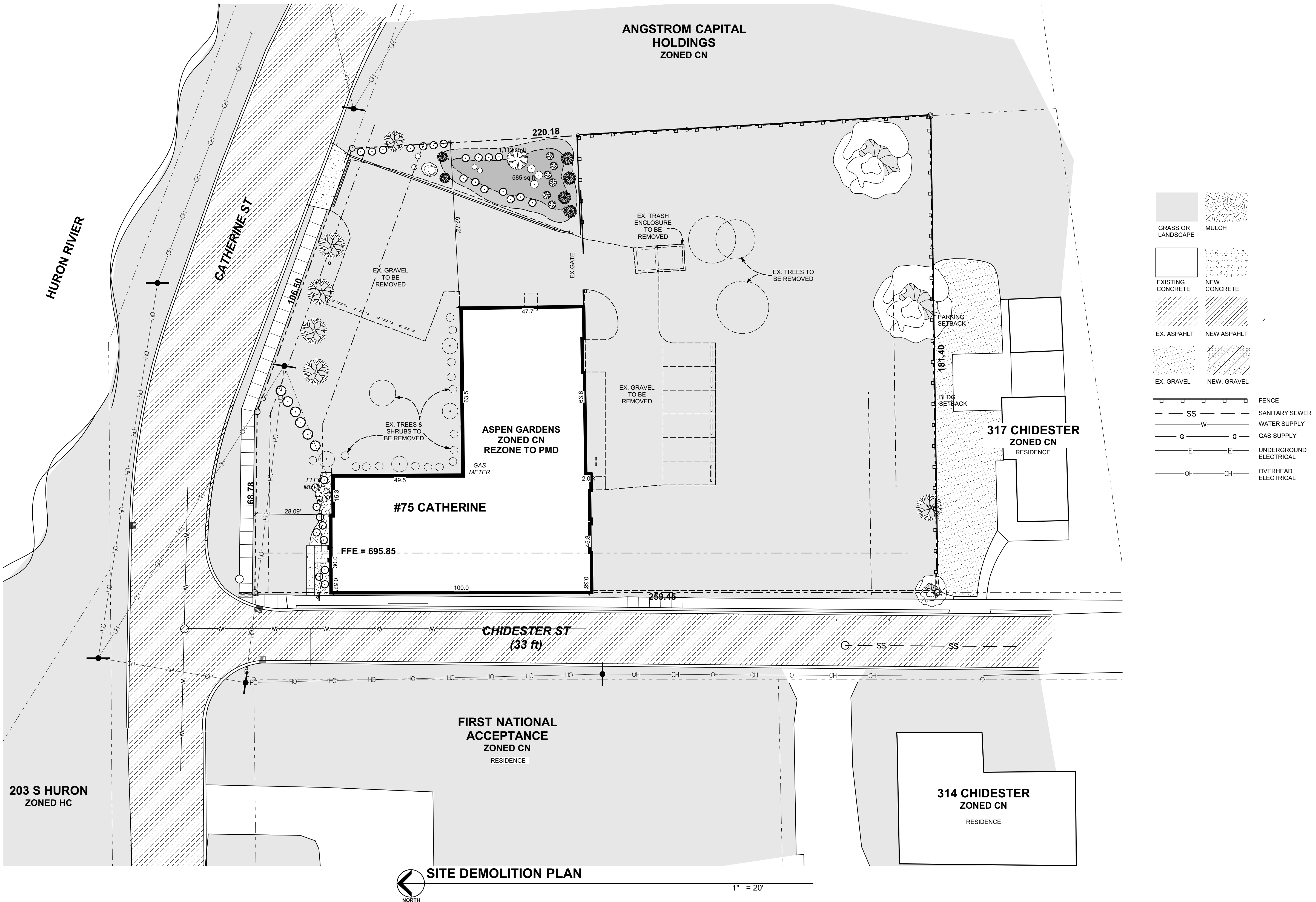
SHEET NO.

S1



SITE PLAN

1" = 20'



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SITE PLAN REVIEW 20 DEC 2017
SITE PLAN REVIEW 14 NOV 2017
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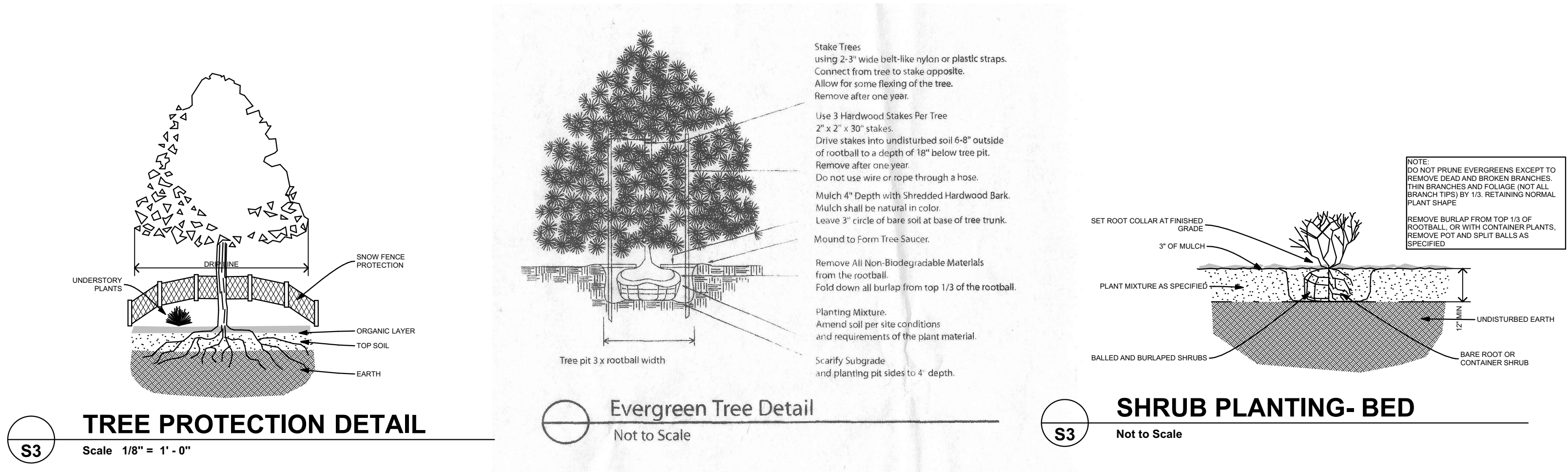
PROJECT: **ASPEN GARDENS PHASE 3**
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **SITE DEMOLITION PLAN**

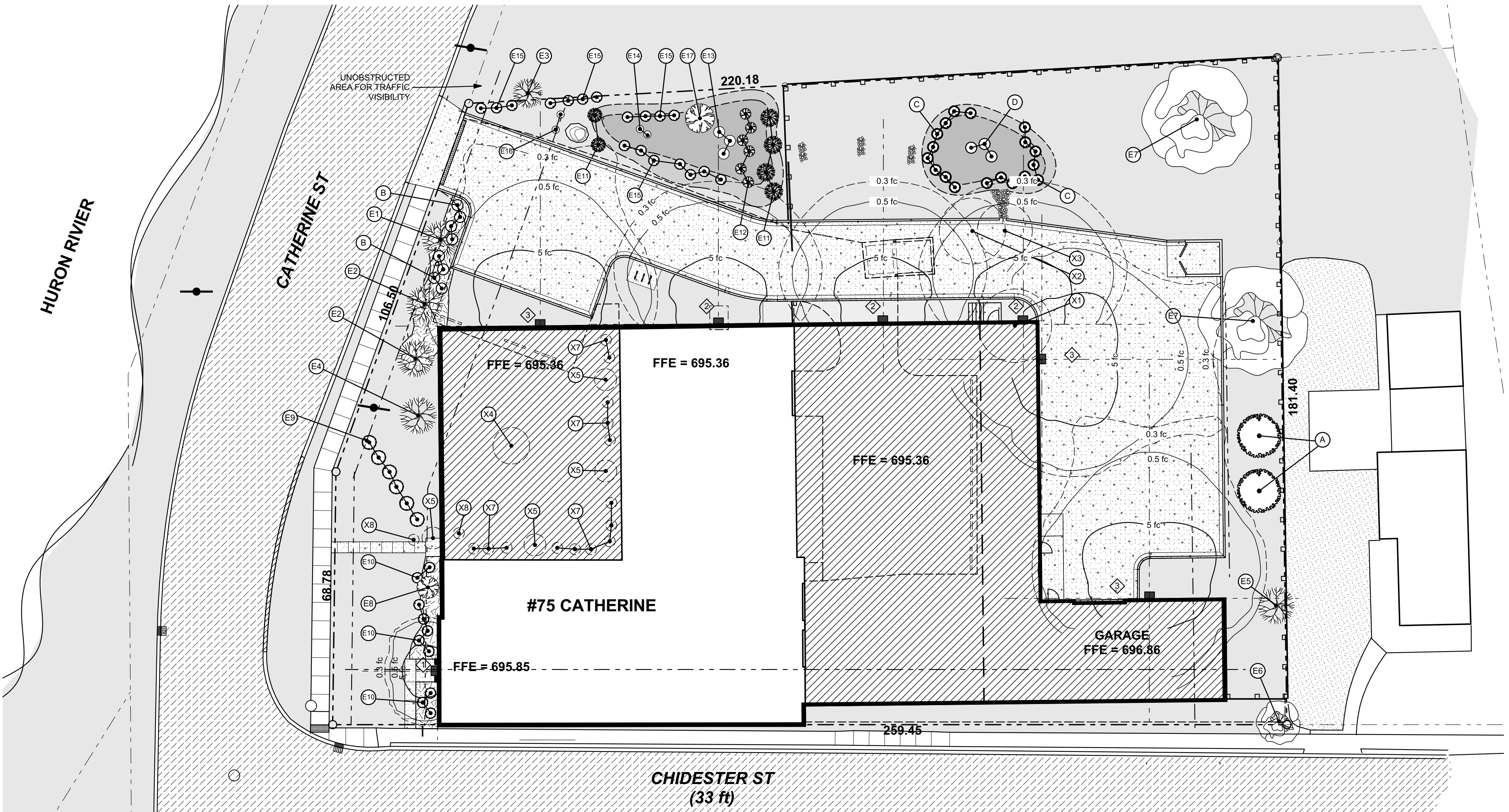
JOB NO:
1702



SHEET NO.
S2



PLANTING SCHEDULE						
ID	COMMON NAME	FORMAL NAME	LOCATION	PLANT TYPE1	SIZE	QTY
A	EVERGREEN TREE	PICEA GLAUCA	PARKING LOT	EVERGREEN TREE	MIN 2 1/2"	2
B	GREEN VELVET BOXWOOD	BUXUS SEPEVIRENS "GREEN VELVET"	PARKING LOT SCREEN	SHRUB	MIN 24"	8
C	FOUNTAIN GRASS	ANDROPOGON GERARDII	RAIN GARDEN	SHRUB	2 GAL	18
D	PAMPAS GRASS		RAIN GARDEN	SHRUB	2 GAL	3
E1	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	5"	1
E2	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	6"	2
E3	EX. MAPLE	ACER...	PARKING LOT TREE	EXISTING TREE	7"	1
E4	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	8"	1
E5	EX. MAPLE	ACER...	FRONT YARD	EXISTING TREE	10"	1
E6	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	12"	1
E7	EX. BLACK WALNUT	JUGLANS NIGRA	GENERAL SITE	EXISTING TREE	16"	2
E8	EX. DOGWOOD	CORNUS...	FOUNDATION	ORNAMENTAL TREE		1
E9	EX. ARBOR VITAE		FOUNDATION	SHRUB		6
E10	EX. HIX YEW	TAXUS MEDIA HIXII	FOUNDATION	SHRUB		10
E11	EX. BUTTERFLY BUSH	BUDDLEIA	RAIN GARDEN	SHRUB		6
E12	EX. RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	RAIN GARDEN	PERRENIAL		6
E13	EX. PAMPAS GRASS	CORTADERIA SELLOANA	RAIN GARDEN	TALL GRASS		3
E14	EX. SWAMP MILKWEED	ASCLEPIAS INCARNATA	RAIN GARDEN	PERRENIAL		2
E15	EX. FOUNTAIN GRASS	PENNISETUM	RAIN GARDEN	GRASS		18
E16	EX. JUNIPER	JUNIPERUS PROCUMBENS "NANA"	RAIN GARDEN	SHRUB		2
E17	EX. WISTERIA	WISTERIA	RAIN GARDEN	SHRUB		1
X1	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	24"	1
X2	DECIDUOUS TREE REMOVED	UNIDENTIFIED	TO BE REMOVED	EXISTING TREE	18"	1
X3	BLACK WALNUT R	JUGLANS NIGRA	TO BE REMOVED	EXISTING TREE	15"	1
X4	MAPLE TREE REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		1
X5	DOGWOOD REMOVED	CORNUS...	TO BE REMOVED	ORNAMENTAL TREE		4
X7	BURNING BUSHES REMOVED	EUONYMUS ALATUS	TO BE REMOVED	SHRUB		14
X8	HIX YEW REMOVED	TAXUS MEDIA HIXII	TO BE REMOVED	SHRUB		2



LANDSCAPING REQUIREMENTS		PROPOSED TREES	PROPOSED SHRUBS
122-634	A WALL OR FENCE IS REQUIRED TO SEPARATE PMD ZONING FROM OTHER USES. AN EXISTING 8FT FENCE IS LOCATED ON THE SOUTH AND EAST PROPERTY LINE. OTHERWISE, THE VIEW IS BLOCKED BY THE BUILDING ITSELF	--	--
122-637	STREET TREES ARE REQUIRED FOR ALL PROJECTS THAT REQUIRE SITE PLAN REVIEW. 1 TREE PER 30 LF OF FRONTAGE. CATHERINE STREET = 175.28LF/ 30 = 5.8 TREES CHIDESTER ST = 259.45 LF/30 = 8.6 TREES DUE TO LIMITED SPACE, NO TREES ARE PROPOSED	--	--
122-637	FOUNDATION PLANTING IS NOT REQUIRED IN PMD ZONING. EXISTING PLANTINGS AT NORTH ENTRANCE WILL REMAIN	--	--
122-638	10% SITE LANDSCAPING IS REQUIRED. THE SITE IS 43,069 SF. REQUIRING 4,307 SF OF LANDSCAPED AREA. THE PERVIOUS AREAS TOTAL 13,634 SF, OR 31.7% OF THE SITE	--	--
122-684	OFF STREET PARKING REQUIRES 1 TREE FOR EVERY 8 PARKING SPACES 12 SPACES/ 8 = 1.5 TREES SCREENING IS REQUIRED TO SHIELD PARKING FROM CATHERINE ST. (EVERGREEN HEDGE PROPOSED)	2	--

LANDSCAPE MAINTENANCE NOTES PER ZONING ORDINANCE 122-712

- COMPLETE LANDSCAPING INSTALLATION IS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPING AND LANDSCAPING ELEMENTS SHALL BE PLANTED, AND EARTH MOVING OR GRADING PERFORMED, IN A SOUND WORKMANLIKE MANNED, ACCORDING TO ACCEPTED PLANTING AND GRADING PROCEDURES
- ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER SO AS TO NOT ALTER THEIR NATURAL GROWTH POTENTIAL.
- THE OWNER OF THE PROPERTY SHALL MAINTAIN LANDSCAPING IN A STRONG AND HEALTHY CONDITION.
- ALL REQUIRED LANDSCAPING MATERIALS WHICH BECOME UNHEALTHY OR DEAD SHALL BE REPLACED WITHIN SIX MONTHS OF DAMAGE OR DEATH, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
- ALL LANDSCAPED AREAS MUST BE PROVIDED WITH A READILY AVAILABLE AND ACCEPTABLE WATER SUPPLY. (AN UNDERGROUND IRRIGATION DOES NOT EXIST, AND IS NOT PROPOSED)

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	16,112 SF	+13,323 SF	29,435 SF
EX. BUILDING	7,615 SF	+11,324 SF	18,939 SF
GRAVEL	7,345 SF	-7,345 SF	
CONCRETE CURBS, WALKS	303 SF	+984 SF	1,287 SF
CONCRETE PAVEMENT		+5,069 SF	5,069 SF
RAIN GARDEN (WATER)	849 SF	+291 SF	1,140 SF
PERVIOUS AREAS	26,957 SF	-13,323 SF	13,634 SF
GRASS/ MULCH	62.6% OF SITE		31.7% OF SITE
SITE AREA	43,069 SF 0.99 ACRES		43,069 SF 0.99 ACRES

SITE LIGHTING SCHEDULE		
ID	FIXTURE	MOUNTING HEIGHT
◇	RAB LIGHTING/ WP1-CH50 (WHITE WITH PHOTOCELL) FULLY- SHIELDED WALLPACK WITH 50 WATT METAL HALIDE LAMP	8'-6" FT
◇	RAB LIGHTING/ WP3C (WHITE WITH PHOTOCELL) FULLY- SHIELDED WALLPACK WITH 200 WATT METAL HALIDE LAMP	10 FT
◇	RAB LIGHTING/ WP4FC (WHITE WITH PHOTOCELL) FULLY- SHIELDED WALLPACK WITH 400 WATT METAL HALIDE LAMP	14 FT

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PRELIMINARY 16 OCT 2017

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE:
LANDSCAPE & SITE LIGHTING PLAN

JOB NO:
1702

STATE OF MICHIGAN
TODD R. BALLOU
ARCHITECT
No. 48808
REGISTERED ARCHITECT

SHEET NO.
S3

W1 Determining Post Development Cover types, Areas, Curve numbers, and Coefficients

Total site area	43,069	ft ²	0.99	ac
Total site area excluding "self crediting BMPs"	43,069	ac	0.99	ac

Post development Rational Method variables				Runoff	
cover type	soil type	Area (ft ²)	Area (ac)	coeff C	AC
grass	A	13,634	0.31	0.15	0.05
building	A	18,939	0.43	0.95	0.41
conc. curbs	A	1,287	0.03	0.95	0.03
conc. Pavmt	A	8,069	0.19	0.95	0.18
Rain gardens	A	1,140	0.03	1.00	0.03
		0	0.00	0.00	0.00

Total- Σ CA 0.69
Area Total -Σ(ac) 0.99
Weighted C = Σ AC/ Σ area 0.70

Post Development NRCS Variables- Pervious cover

pervious cover type	soil type	Area (ft ²)	Area (ac)	Curve number	CN X Area
Lawn	A	13,634	0.31	80	25.04

Total Σ (CN)(Area) = 25.04
Area Total -Σ(ac) 0.31
Weighted CN = Σ (CN)(Area)/ Σ (area) 80.00

Post development NRCS Variables- Impervious cover

impervious cover type	soil type	Area (ft ²)	Area (ac)	Curve number	CN X Area
conc. curbs	A	1,287	0.03	98	2.90
conc. Pavmt	A	8,069	0.19	98	18.15
building	A	18,939	0.43	98	42.61
Rain garden	A	8,069	0.19	98	18.15

Total Σ (CN)(Area) = 81.81
Area Total -Σ(ac) 0.83
Weighted CN = Σ (CN)(Area)/ Σ (area) 98

W2 First Flush

Vff = (1") (1/12") (43560 ft²/ac) AC

Total Area (A)	0.99	ac
Weighted C	0.70	
Vff =	2,505	ft ³

W3 Pre-development bankfull run-off calculation (Vbf-pre)

2 yr/ 24 hr storm event P=	2.35	inch
Curve Number for Good cover woods or meadow CN =	32	
S = (1000/CN) -10	21.25	inch
Q = (P- 0.2S) ² / (P = 0.8 S)	0.19	inch
Total site area (sf) excluding self crediting BMPs	43,069	sf
Vbf-pre = Q (1/12) Area	669.59	ft ³

W4 Post development Pervious Cover bankfull run-off calculation (Vbf-per post)

2 yr/ 24 hr storm event P=	2.35	inch
Pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S) ² / (P = 0.8 S)	0.79	inch
Pervious curve area from W1	13,634	sf
Vbf-per post = Q (1/12) Area	893.92	ft ³

W5 Post development Impervious Cover bankfull run-off calculation (Vbf-imp post)

2 yr/ 24 hr storm event P=	2.35	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S) ² / (P = 0.8 S)	2.12	inch
Impervious curve area from W1	27,008	sf
Vbf-imp post = Q (1/12) Area	4,775	ft ³

W6 Pervious Cover post-development 100 year storm run-off calculation (V100-per post)

100 yr/ 24 hr storm event P=	5.11	inch
pervious Curve number from W1	80.00	
S = (1000/CN) -10	2.50	inch
Q = (P- 0.2S) ² / (P = 0.8 S)	2.99	inch
Pervious curve area from W1	13,634	sf
Vbf-imp post = Q (1/12) Area	3,396	ft ³

W7 Impervious Cover post-development 100 year storm run-off calculation (V100-imp post)

2 yr/ 24 hr storm event P=	5.11	inch
Impervious Curve number from W1	98	
S = (1000/CN) -10	0.20	inch
Q = (P- 0.2S) ² / (P = 0.8 S)	4.87	inch
Pervious curve area from W1	36,364	sf
Vbf-imp post = Q (1/12) Area	14,767	ft ³

W8 Determine Time of Concentration for applicable flow types (Tc-trs)

Change in		Flow Type		K		elevation (ft)	Length (L)	Slope %	S ^{0.5}	V=K*S ^{0.5} ; = L/(V*3600)	
Sheet flow*	0.48	6.78	170	3.99%	2.00	0.96	0.05				
waterway	1.2										
small trib	2.1										

Total Tc 0.05 hr

*Sheetflow cannot exceed 300ft. Anything beyond this is considered waterway

W9 Run-off Summary & Onsite infiltration requirement

W2	First Flush Volume Vff =	2505	ft ³
W3	Pre-development bankfull run-off calculation (Vbf-pre)	670	ft ³
W4	Pervious Cover post development bankfull run-off calculation (Vbf-per po	894	ft ³
W5	Impervious Cover post development bankfull run-off calculation (Vbf-imp	4,775	ft ³
	Total Bank Full Volume	5,669	ft ³
W6	Pervious Cover post-development 100 year storm run-off calculation (V1	3,396	ft ³
W7	Impervious Cover post-development 100 year storm run-off calculation (V	14,767	ft ³
	Total 100 Year Volume	18,163	ft ³

Determine On-site Infiltration requirement

Subtract the Pre-development Bankfull from the Post Dev Bankfull volume		
Bankfull Volume Difference	5,000	ft ³
Compare the bankfull Volume Difference with the first flush Vff	2505.45	
The greater of the two is the Bankfull Volume difference		
Onsite Infiltration Reqment Vinf =	5,000	ft ³

W10 Detention/ Retention Requirement

Detention		
Peak of Unit Hydrograph Qp = 238.6 Tc ^{-0.82}	2817.14	cfs/ in
Total site area (ac) excluding "self-crediting BMPs	0.99	ac
Q100 = Q100-perv + Q100-imp	7.86	in
Peak Flow PF = Qp * Q100 *Area / 640	34.22	cfs
Δ = PF-0.15	34.07	cfs
Vdet = (Δ/PF)*V100-post - Vinf	13.084	ft ³

W11 Determine Applicable BMPs and associated volume credits

Proposed BMP	Area ft ²	Storage Volume ft ³	Avg Design Infiltr Rate in/hr	Infiltr Vol during Storm (ft ³)	Total Volume Reduction
Rain Garden #1	849	916	5.00	2,121	3,037
Rain Garden #2	570	643	5.00	1,425	2,068

Total volume reduction credit by proposed Structural BMP	5,105	ft ³
Run-off Volume Infiltration Requirement Vinf from W9	5,000	ft ³
Run-off Volume credit	106	ft ³
Required V100 for 100% infiltration	5,105	ft ³

OK

FEASIBILITY ANALYSIS OF RAIN GARDENS

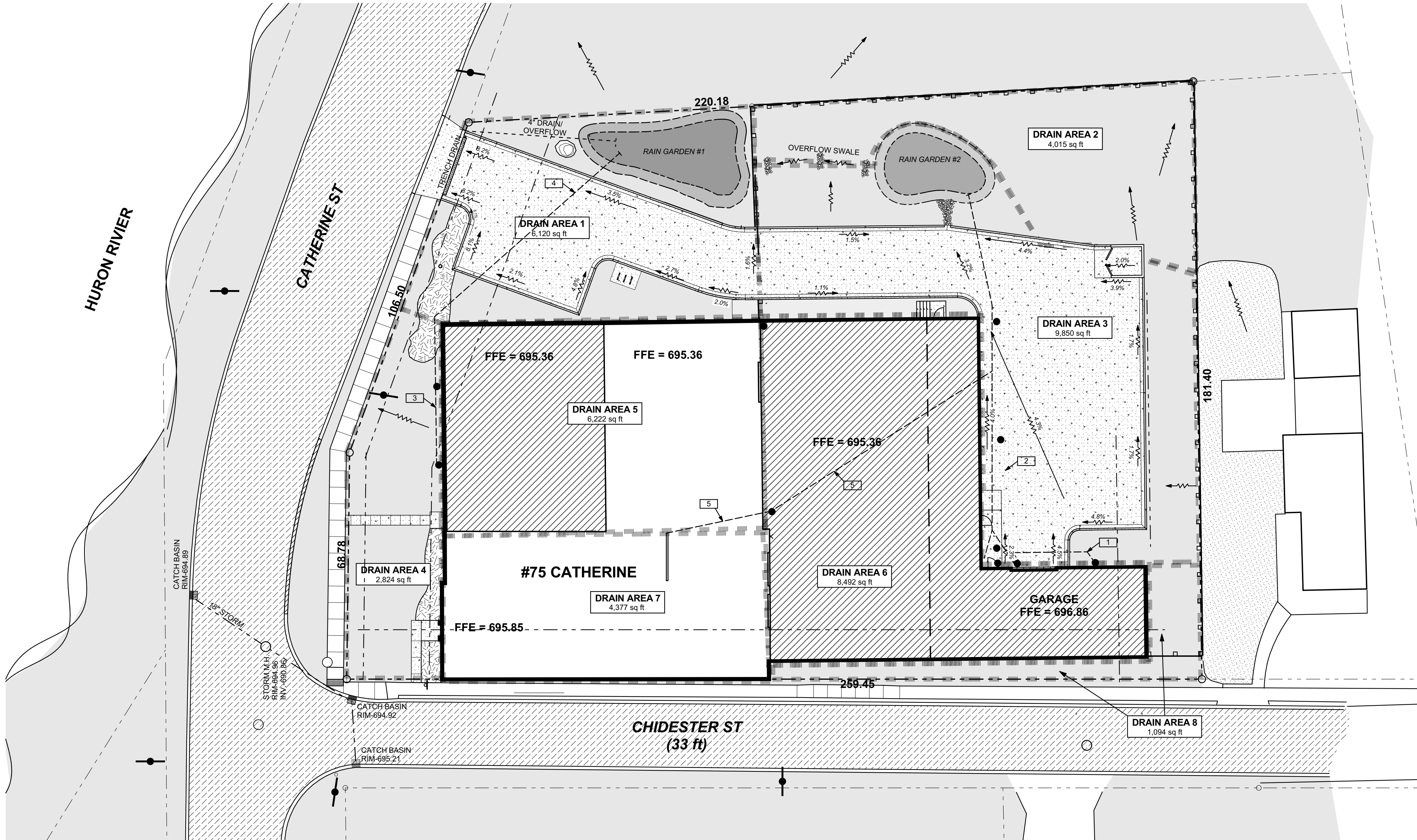
	Rain		
	Garden #1	Garden #2	TOTAL
Bottom Area	585	439	sf
Ponding Area	1,112	701	1,813 sf
Infiltration Area = Average Bed Area	849	570	1,419 sf
Surface Storage Volume =			
Maximum Design Water Depth	0.666	0.666	ft
Avg Bed Area * Max Ponding Depth	565	380	ft ³
Soil Storage Volume =			
Design Soil Depth	3.00	3.00	ft
Soil Porosity	0.1	0.1	
Bed Area X Depth X Porosity	176	132	ft ³
Gravel Storage Volume			
Design Gravel Depth	1.00	1.00	ft
Soil Porosity	0.3	0.3	
Bed Area X Depth X Porosity	176	132	ft ³
Infiltration Volume over 6 hr period			
Design Infiltration Rate	5.00	5.00	in/hr
Inf Area X Inf Rate X 6hr X (1/12")	2,121	1,425	ft ³
Total Basin Volume			
Surface + Soil + Gravel	916	643	1,559 ft ³
Surface + Soil + Gravel + Infiltration	3,037	2,068	5,105 ft ³
Total Time to Infiltrate 100 year storm should be less than 48 hours			
V100 from Worksheet 9	18,163		ft ³
Tinf= V100/(Inf Area X Inf Rate (1/12"))	30.7		hr OK

STORM WATER NOTES:

THIS IS A CONCEPTUAL STORM WATER PLAN FOR SITE PLANNING PURPOSES. TO BE COMPLETED DURING THE ENGINEERING REVIEW PHASE.

ACCORDING TO EWASHTENAW MAPS, THIS SITE CONTAINS SpB "SPINKS" SOIL (HYDROLOGIC SOIL GROUP A WITH 0-8% SLOPES) AND EXPECTED TO HAVE A HIGH INFILTRATION RATE. THIS IS CONSISTANT WITH THE EXISTING RAIN GARDEN ON THE SITE, WHICH HAS PERFORMED VERY WELL.

- 1 ROOF DRAIN: 6" PVC, 42 LF @ 2% SLOPE
- 2 ROOF DRAIN: 6" PVC, 115 LF @ 2% SLOPE
- 3 ROOF DRAIN: 6" PVC, 45 LF @ 2% SLOPE
- 4 ROOF DRAIN: 6" PVC, 75 LF @ 2% SLOPE
- 5 EXTEND EXISTING INTERNAL ROPE DRAIN TO EXTERIOR. APPROX 61LF @ 1% SLOPE



STORM WATER PLAN



1" = 20'

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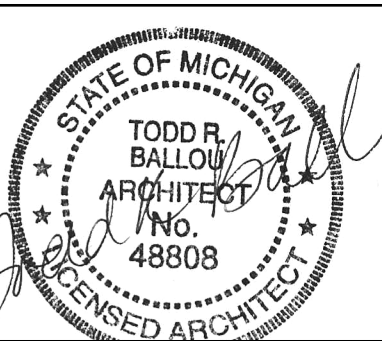
SITE PLAN REVIEW 20 DEC 2017
SITE PLAN REVIEW 14 NOV 2017
PRELIMINARY 16 OCT 2017

focus / design
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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: STORM WATER MANAGEMENT

JOB NO:
1702

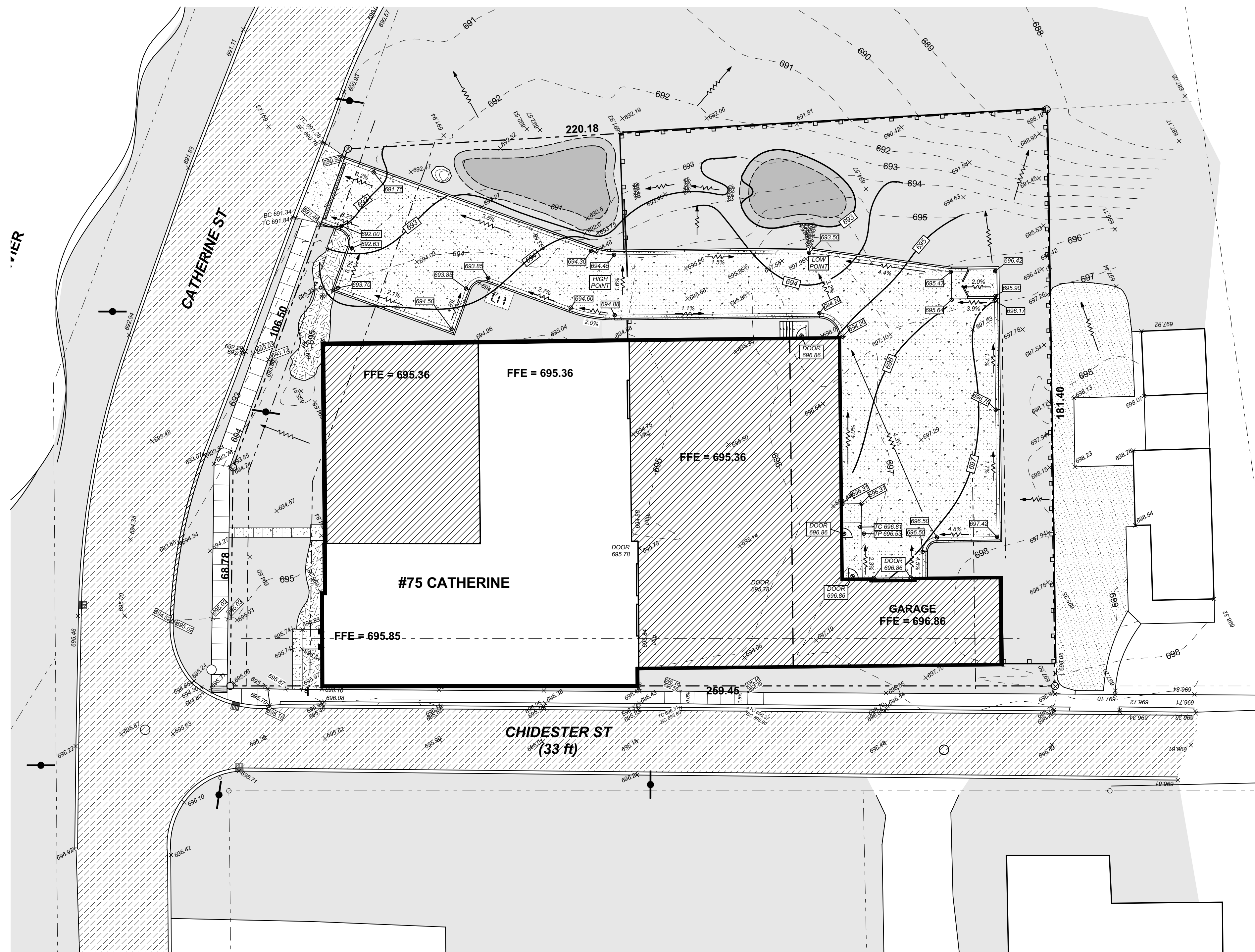


SHEET NO.

S4

GRADING NOTES

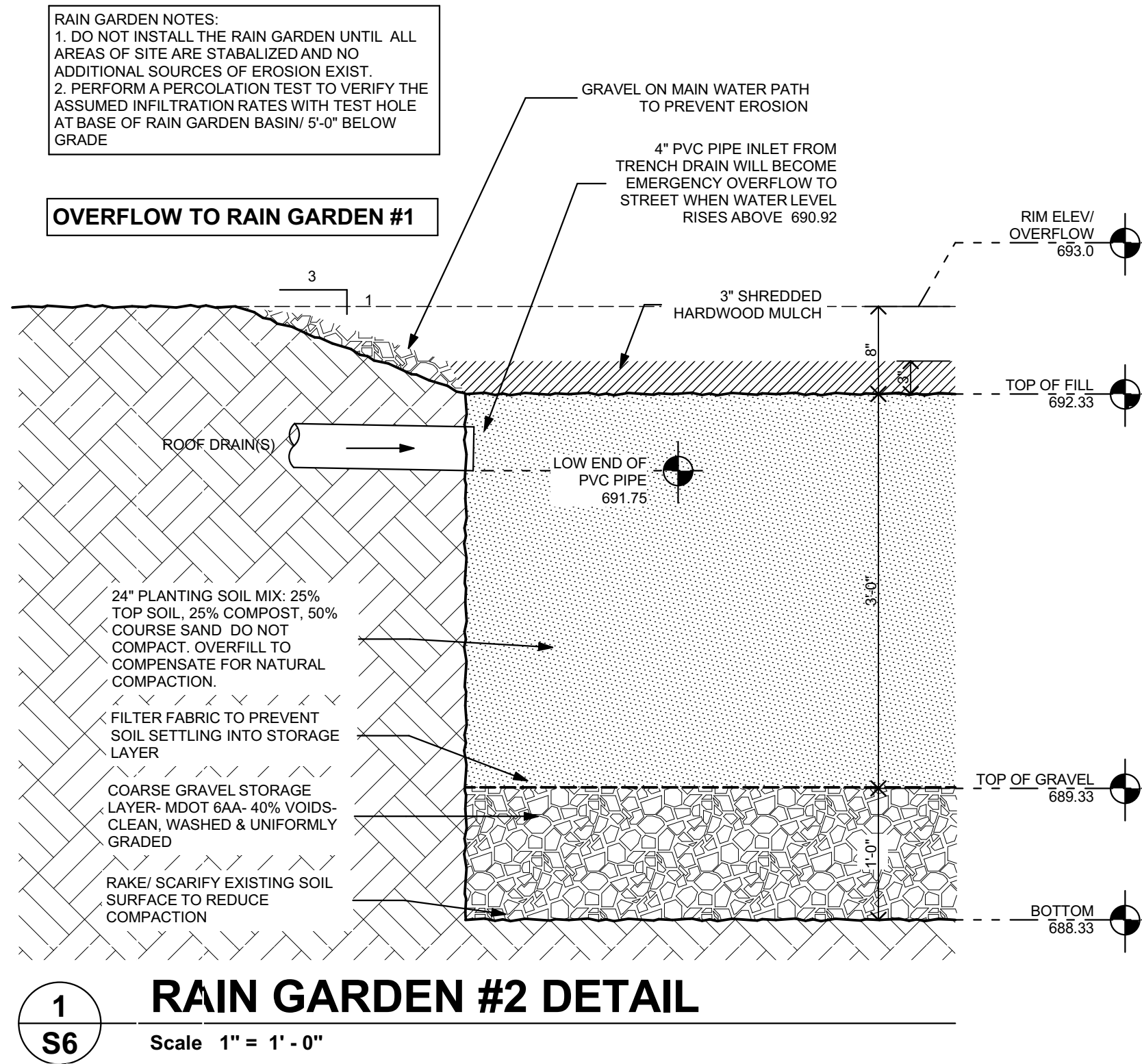
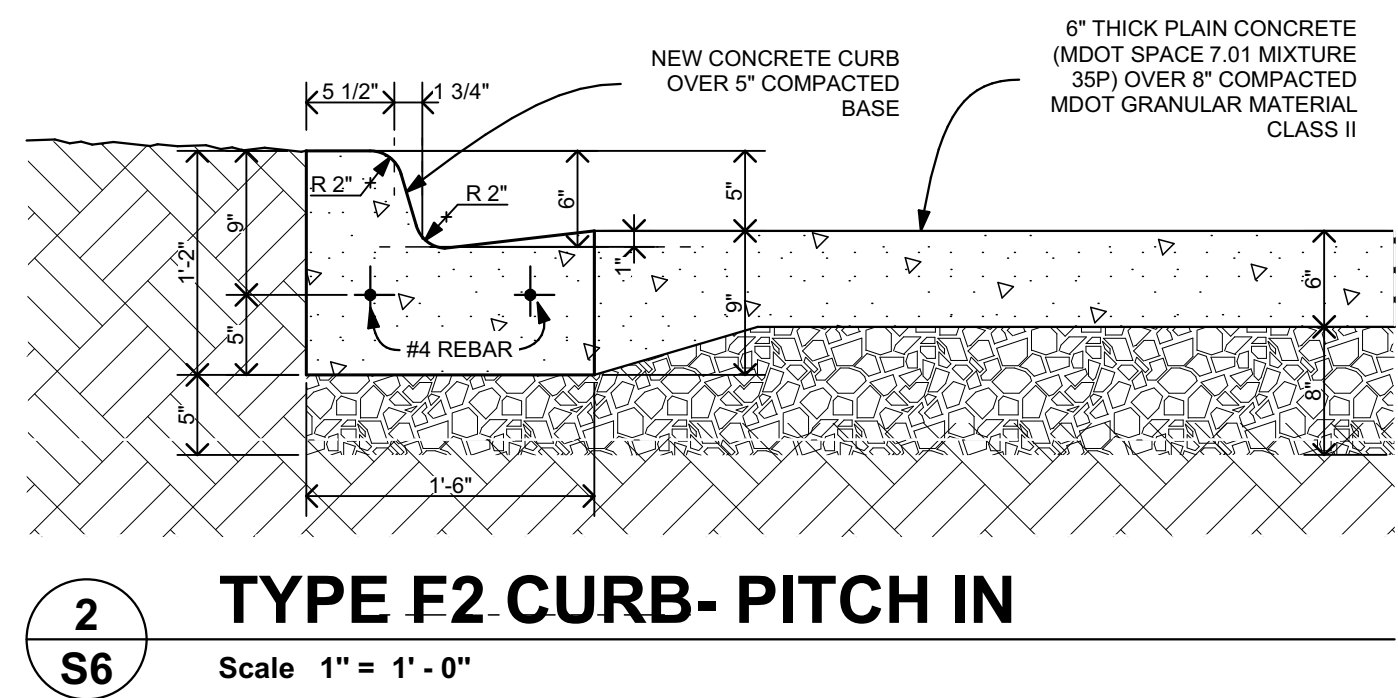
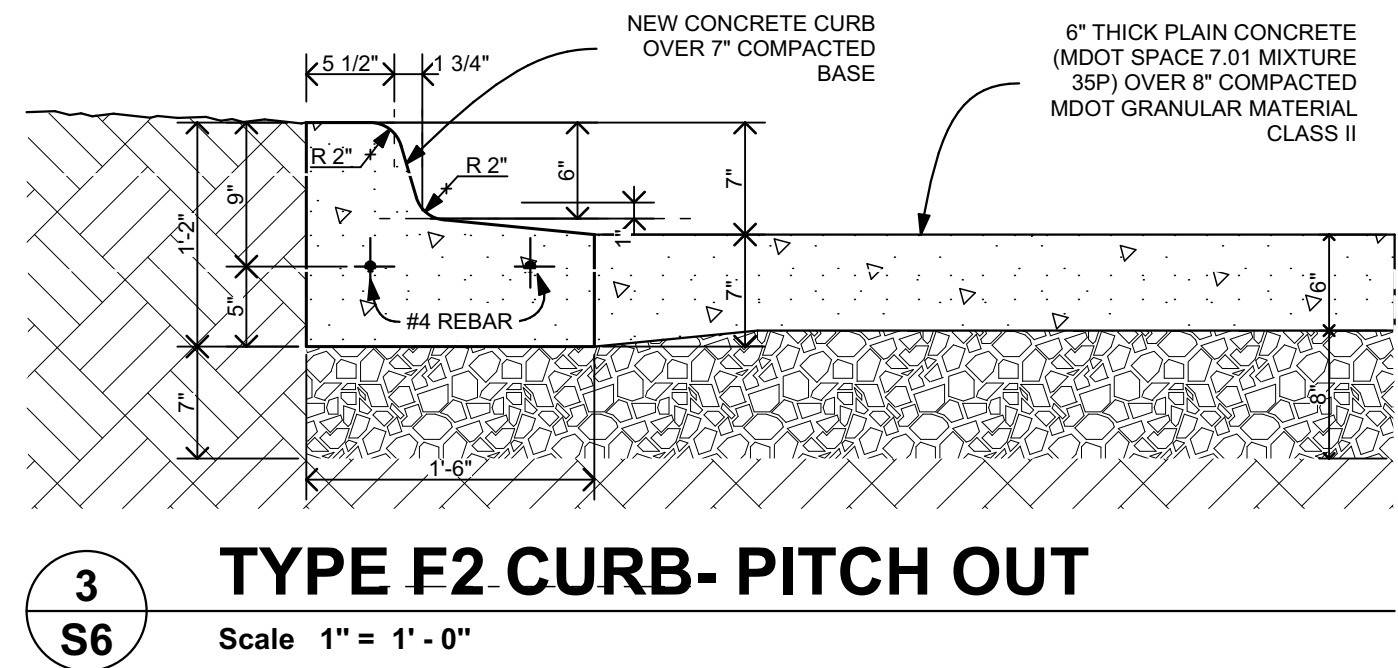
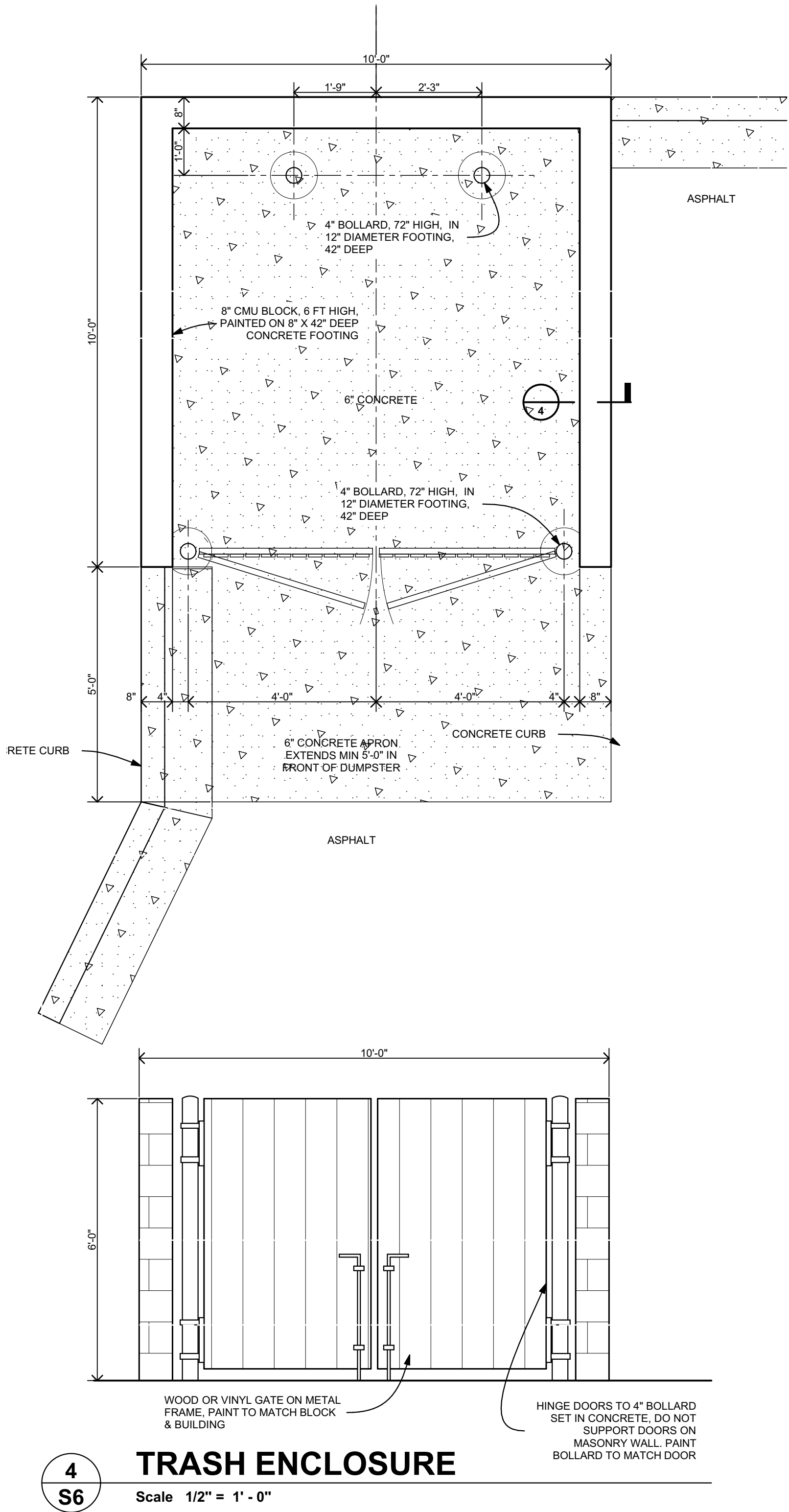
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DIRECTION & SLOPE OF RUN-OFF
- TOP OF PAVEMENT
- BACK OF CURB
- PROPOSED ELEVATION
- EXISTING ELEVATION



GRADING PLAN

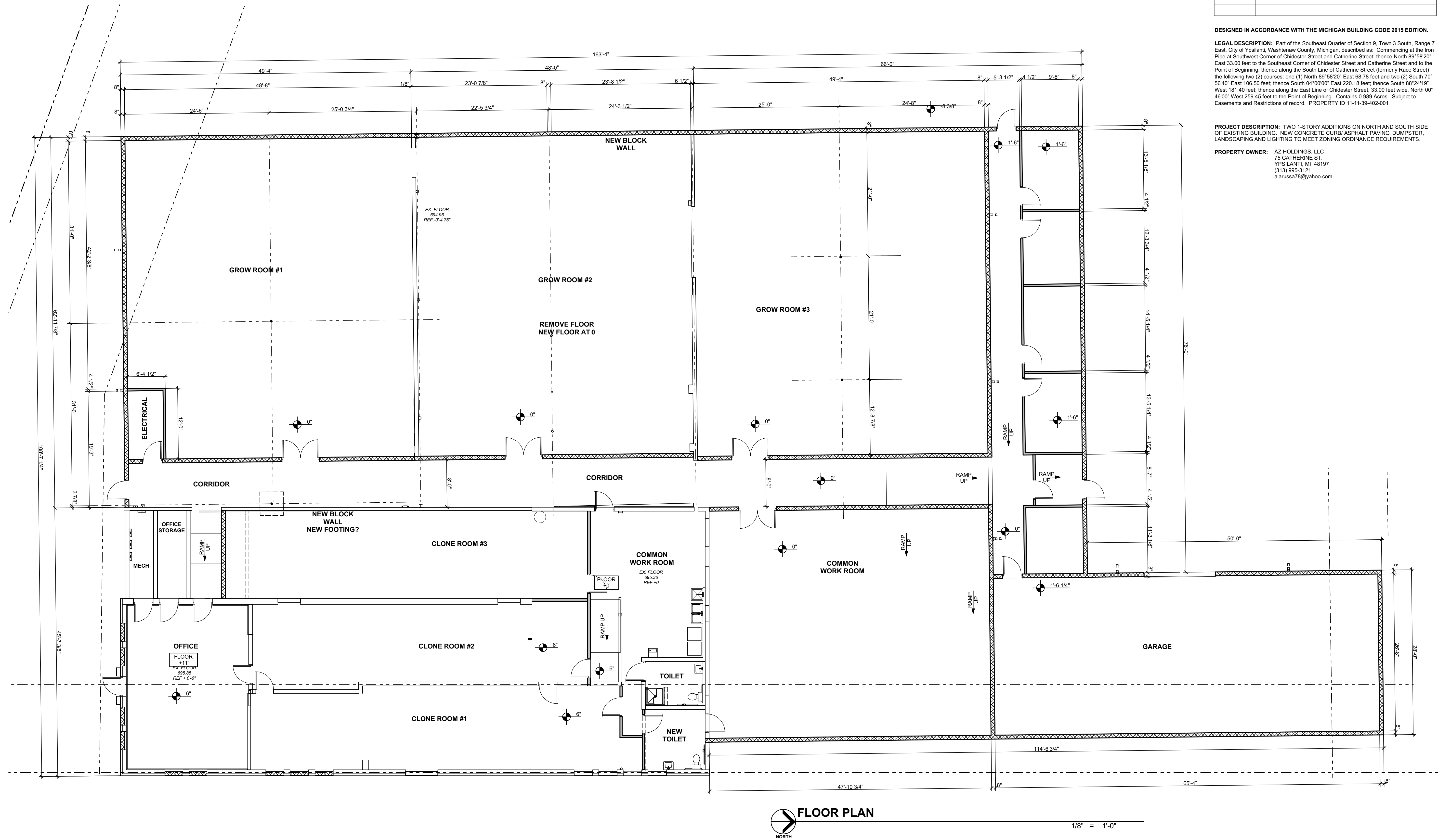


1" = 20'



ASPEN GARDENS PHASE 3

YPSILANTI, MI



SHEET INDEX	
SHEET NO.	SHEET TITLE
S1	SHEET INDEX, SITE PLAN, ZONING DATA
S2	SITE DEMOLITION PLAN
S3	LANDSCAPE & SITE LIGHTING PLAN
S4	STORM WATER PLAN
S5	GRADING PLAN
S6	SITE DETAILS
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as: Commencing at the Iron Pipe at Southwest Corner of Chidester Street and Catherine Street; thence North 89°58'20" East 33.00 feet to the Southeast Corner of Chidester Street and Catherine Street and to the Point of Beginning; thence along the South Line of Catherine Street (formerly Race Street) the following two (2) courses: one (1) North 89°58'20" East 68.78 feet and two (2) South 70°55'40" East 106.50 feet; thence South 04°00'00" East 220.18 feet; thence South 88°24'19" West 181.40 feet; thence along the East Line of Chidester Street, 33.00 feet wide, North 00°46'00" West 259.45 feet to the Point of Beginning. Contains 0.989 Acres. Subject to Easements and Restrictions of record. PROPERTY ID 11-11-39-402-001

PROJECT DESCRIPTION: TWO 1-STORY ADDITIONS ON NORTH AND SOUTH SIDE OF EXISTING BUILDING. NEW CONCRETE CURB/ ASPHALT PAVING, DUMPSTER, LANDSCAPING AND LIGHTING TO MEET ZONING ORDINANCE REQUIREMENTS.

PROPERTY OWNER: AZ HOLDINGS, LLC
75 CATHERINE ST.
YPSILANTI, MI 48197
(313) 995-3121
alarussa78@yahoo.com

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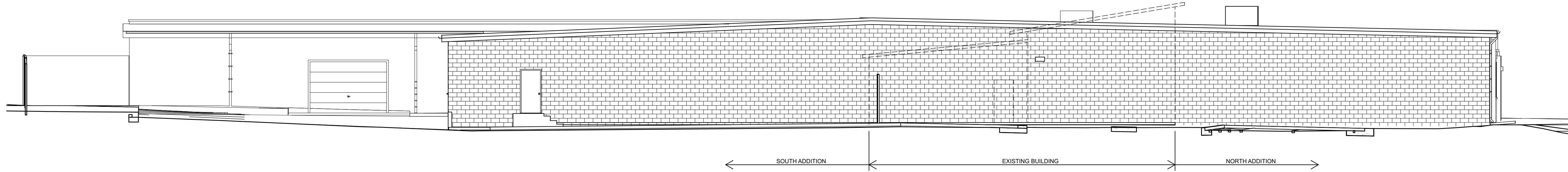
focus / design
Todd Ballou, Registered Architect
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focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: **FLOOR PLAN**

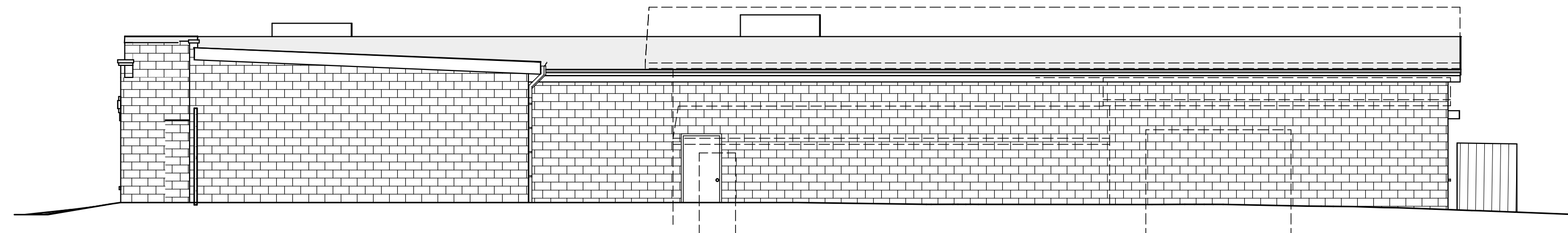
JOB NO:
1702

SHEET NO.
A1



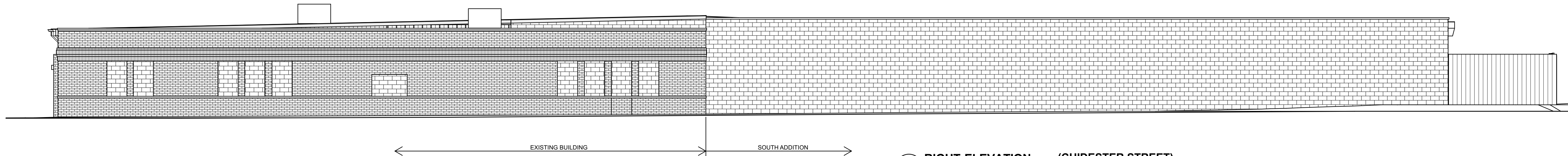
4 LEFT ELEVATION
A2

1/8" = 1'-0"



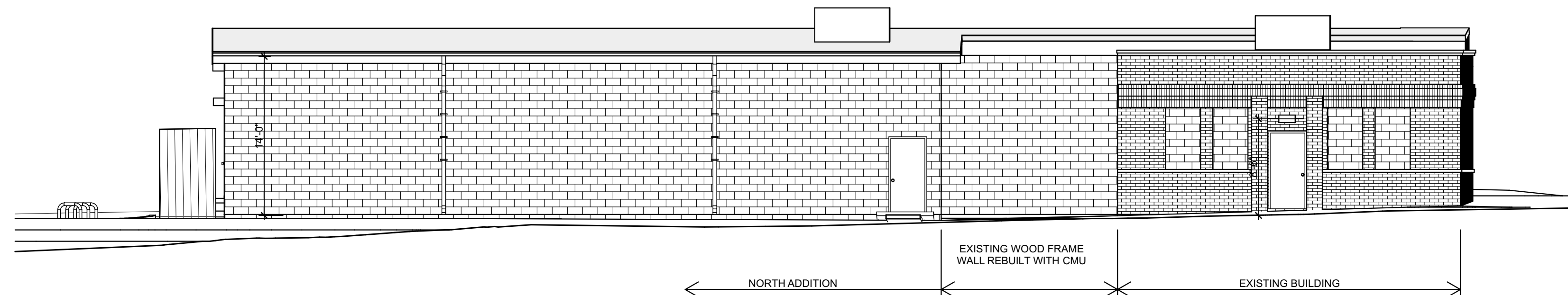
3 REAR ELEVATION
A2

1/8" = 1'-0"



2 RIGHT ELEVATION (CHIDESTER STREET)
A2

1/8" = 1'-0"



1 FRONT ELEVATION (CATHERINE STREET)
A2

1/8" = 1'-0"

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3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
ASPEN GARDENS PHASE 3
75 CATHERINE ST.
YPSILANTI, MI

TITLE: ELEVATIONS

JOB NO:
1702



SHEET NO.

A2



2017 Annual Report Planning Commission Ypsilanti, Michigan

INTRODUCTION

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

In 2017, the Planning Commission's membership was as follows:

Heidi Jugenitz (chair)
Cheryl Zuellig (vice-chair)
Anthony Bedogne
Phil Hollifield
Liz Dahl MacGregor

Jared Talaga
Matt Dunwoodie
Toi Dennis
Chris Madigan (joined March)

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

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

PLANNING COMMISSION OPERATIONS

The Planning Commission held regular monthly meetings during 2017, with the exception of February. In March, the Planning Commission hosted a joint meeting with the Zoning Board of Appeals and the Historic District Commission to discuss current projects and a potential Request for Qualifications for the potential development of 220 N Park, the former Boys & Girls Club site. In November, the Planning Commission hosted a joint meeting with Sustainability and Human Relations for the purpose of discussing housing affordability and accessibility in light of the planned 2018 master plan review and update.

The Commission reviewed 6 site plan applications in 2017, up from 2016, and had less than half as many "other items" as in 2016. These numbers were driven by the reduced number of zoning text and map amendment applications, as well as a reduced number of special nonconforming status applications.

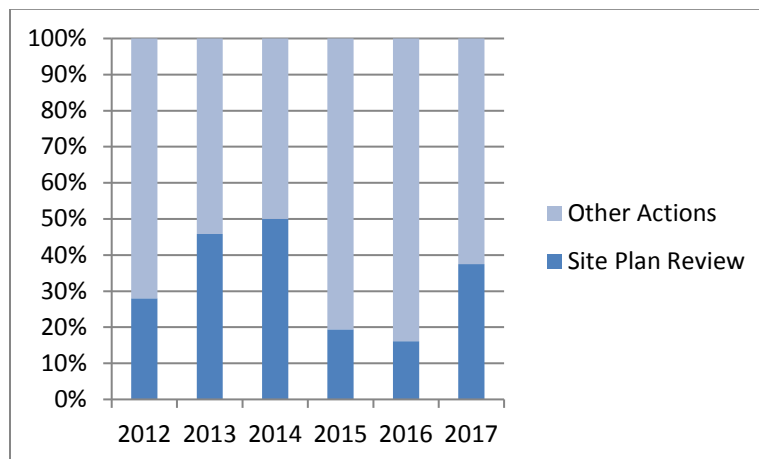
The Commission considered 17 total actions, including 6 site/sketch plans, 1 special use permits, and 1 Planned Unit Development (PUD). It also reviewed one standalone Capital Improvement Project requests; processed 1 designation of special nonconforming status ("Nonconforming A"); and discussed several special topics, including nonmotorized improvements, housing affordability and accessibility, and protocol for public hearings. The Planning Commission formed a subcommittee tasked with reviewing the 2013 Master Plan and recommending updates focusing on housing accessibility and affordability.

Included in this year's annual report is the implementation matrix from the 2013 Master Plan.

Figure 1: Planning Commission Applications by Type (past five years)

	2012	2013	2014	2015	2016	2017
Site plan review	7	11	9	7	5	6
Amend approved site plan	1	--	1	--	--	2
Special use permit	2	5	2	6	5	1
Zoning map amendment	3	1	1	1	2	1
Zoning text amendment	2	--	1	2	5	1
Master plan amendment	--	1	--	--	--	--
Planned unit development	2	2	--	2	1	1
Amend approved PUD	--	--	--	--	--	--
Alley/Street closure/Vacation	1	1	2	--	2	--
Change in non-conforming use	--	--	--	--	1	--
Capital improvements reviews (begins 2010)	1	1	2	3	3	1
Special topic planning (begins 2010)	1	2	--	--	--	3
Study item (begins 2010)	4	--	--	7	1	--
Conditional rezoning (begins 2010)	1	--	--	--	--	--
Modification of Sign Standards (begins 2012, ends 2016)	0	--	--	1	--	--
Special Use Revocation (begins 2015)	--	--	--	1	--	--
Designation of Special Nonconforming Status (begins 2015)	--	--	--	6	6	1
Total Applications / Deliberations	25	24	18	36	31	17

Figure 2: Planning Commission Actions by Year (percent)



Master Plan Implementation Matrix

These goals and their matrices are taken directly from the Master Plan, adopted Oct 2013.

Capital Improvements Plan = CIP; Zoning Ordinance = ZO

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Center	C1	Building standards for centers that preserve the architecture	2014-2015	All Centers					Zoning Ordinance	Ordinance passed 2014	Completed
	C2	Allow renewable energy facilities on all buildings	2014-2015	All Centers					Zoning Ordinance	Ordinance passed 2014	Completed
	MPC3	Continue and expand the numbers, types of festivals and events	Ongoing	All Centers					Convention & Visitors Bureau (event attraction, destination marketing) Special Events policy (enabling)		
	C4	Finish upper stories	Ongoing	All Centers					Zoning Ordinance (enable private investment) DDA (business & investment attraction)	Ordinance passed 2014	ZO complete DDA (ongoing efforts)
	C5	Maintain and expand transportation options	Ongoing	Downtown					Capital Improvements Plan Zoning Ordinance (require last-mile infrastructure)	Capital Improvements Plan adopted 2015	Ordinance update underway, recommended to Council; CIP annual update/review

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
C6	Draft a business attraction plan for Downtown, Depot Town and Cross St	2014-2019	All Centers						DDA	RRC Certification obtained 2015	Ordinance update underway, recommended to Council; CIP update underway; RRC maintenance underway
C7	Encourage business and event activity during the day and evening	2014-2019	All Centers						Zoning Ordinance (encourage mix of uses) DDA (business development)	Ordinance passed 2014	Ordinance update underway, recommended to Council
M PC 8	Create a marketing campaign for the City of Ypsilanti	1-5 Years	All Center						Convention & Visitors Bureau		
C9	Build curbless "festival" street on Washington	2014-2019	Downtown						Capital Improvements Plan	Capital Improvements Plan adopted 2015	CIP annual update/review
C10	Use vacant storefronts for temporary retail uses	2014-2019	Downtown						DDA (landlord outreach)	Ordinance passed 2014	Ordinance update underway, recommended to Council
M PC 11	Permanent year-round home for Downtown Farmer's Market	1-5 Years	Downtown						Zoning Ordinance (enabling) DDA (attraction)		

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	M PC 12	Permanent year-round home for Depot Town Farmer's Market	1-5 Years	Depot Town					Zoning Ordinance (enabling) DDA (attraction)		
	M PC 13	Install a wayfinding system	1-10 Years	All Centers					Convention & Visitor's Bureau	Complete, 2017	
	C1 4	Increase walkability (2-way streets & raised intersections)	2014-2024	Downtown					MDOT coordination (20-year horizon) Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity reduction
	C1 5	Curbless "festival" street on River and Cross Street	2014-2024	Depot Town					Capital Improvements Plan	Capital Improvements Plan adopted 2015	Funding
	C1 6	Create a public space at new train station	2014-2024	Depot Town					Capital Improvements Plan	Capital Improvements Plan adopted 2015	Installation of a train station
	C1 7	Separate Cross and Washtenaw	2014-2024	Cross Street					Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity reduction, 2-way conversion
	C1 8	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw	2014-2024	Cross Street					MDOT coordination Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity reduction, 2-way conversion

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Neighborhood	M PN 1	Continue and increase rental inspections and enforcement	Ongoing	All neighbor hoods					Building Department		Ongoing
	M PN 2	Assist continuation and expansion of EMU Live Ypsi program	Ongoing	All neighbor hoods							Ongoing
	N3	Plan and zone for range of housing typologies for the needs of all ages and abilities	Ongoing	All neighbor hoods					Zoning Ordinance	Ordinance passed 2014	Completed
	N4	Streamline multiple-family living arrangements into categories based on number of units and form, instead of use	2014-2015	All neighbor hoods					Zoning Ordinance	Ordinance passed 2014	Completed
	N5	Continue home-based entrepreneurship	2014-2015	All neighbor hoods					Zoning Ordinance (enable)	Complete	Completed
	N6	Regulate the form of buildings to preserve the character of neighborhoods	2014-2015	All neighbor hoods					Zoning Ordinance	Complete	Completed
	N7	Preserve the character of the area by using regulations on street type, building type as well as use	2014-2015	Central neighbor hoods					Zoning Ordinance, Engineering Standards	Complete	Completed
	N8	Regulations of the variety of housing types, uses and lot sizes will be calibrated to the existing patterns	2014-2015	Central neighbor hoods					Zoning Ordinance	Complete	Completed
	N9	Limit uses to predominantly single-family residential uses in areas with small houses, suited for only single-family use	2014-2015	Outlying neighbor hoods					Zoning Ordinance	Complete	Completed

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
N10	Create 'Eco-Districts' in neighborhood parks	2014-2024	All neighborhoods						Zoning Ordinance (enable); Parks Plan > Capital Improvements Plan (planning & Execution)		Ongoing
Corridor	Co 1	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	2014-2015	All corridors					Zoning Ordinance	Complete	Completed
	Co 2	Retain the mix of uses within each corridor but allow them throughout the area	2014-2015	All corridors					Zoning Ordinance	Complete	Completed
	Co 3	Reinforce the preservation of historic buildings	2014-2015	Historic corridors					Zoning Ordinance; Historic District ordinance	Complete	Ongoing
	Co 4	Maintain River Street as a historic boulevard	2014-2015	Historic corridors					Zoning Ordinance, Capital Improvements Plan		Ongoing
	Co 5	Require a pedestrian-friendly building form while allowing a mix of uses for both students and residents along Huron River Dr, LeForge & Railroad corridors	2014-2015	General corridors					Zoning Ordinance		Completed
	Co 6	Coordinate regulations for Washtenaw with the County Re-Imagine Washtenaw Ave Plan	2014-2015	General corridors					Zoning Ordinance	Ongoing	Ongoing

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Co 7	Restore Harriet St as the Main St of adjacent neighborhoods	2014-2015 for ZO / 2014-2024 years for street improvements	General corridors						Zoning Ordinance, Capital Improvements Plan	Ordinance passed 2014, ongoing	Ongoing
	Restore two-way function to Cross, Huron and Hamilton Streets	2014-2024	Historic corridors						MDOT Coordination Capital Improvements Plan	Capital Improvements Plan adopted 2015	Capacity/lane reduction project
District Areas	D1	Update regulations to create walkable areas at the border of the City and EMU campus	2014-2015	EMU					Zoning Ordinance	Complete	Completed
	D2	Create regulations that support the existing building form but assure access by all modes of transportation	2014-2015	Health & Human Services					Zoning Ordinance	Complete	Completed
	D3	Allow renewable energy facilities, such as solar panels, on industrial land	2014-2015	Job Districts					Zoning Ordinance	Complete	Completed
	D4	Reduce the minimum lot size and width in the industrial park to create more opportunity	2014-2015	Job Districts					Zoning Ordinance	Complete	Completed

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Enviro	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	M PD 5	Align economic development incentives and programs to encourage emerging sectors that align with the Guiding Values and the employment potential of residents	1-5 years	All Districts					Economic Development Strategy	In Progress	Ongoing
	M PD 6	Create "Welcome to Ypsilanti" packages for new EMU students, including web version	1-5 years	EMU					Website & PDF Authorship?		Package creation
	D7	Encourage use or redevelopment of unused parking lots	2014-2019	HHS & Job Districts					Zoning Ordinance (enable)	Complete	Completed
	D8	Create a 'front door' for EMU in the area created by the reconfiguration of Cross and Washtenaw	2014-2024	EMU					MDOT coordination Capital Improvements Plan		Capacity reduction & conversion to 2-way
General	G1	Establish "Aging in Place" programs	2014-2019	All neighborhoods					Zoning Ordinance (enable), Capital Improvements Plan (accessibility)	Ordinance passed 2014, Capital Improvements Plan 2015	Ongoing

LOOKING FORWARD

At the end of 2017, these planning projects remain in progress.

- An update to the Master Plan is planned. For 2018, goals include housing affordability and accessibility, as well as goals from 2017, specifically focusing on the Bell-Kramer neighborhood. Other Master Plan updates may be undertaken pursuant to the five-year review.
- The Planning Commission will continue to provide review of the annual Capital Improvements Plan prior to adoption by City Council, per state act.

ACTION

The Planning Commission adopted this report at its regular [REDACTED] meeting and approved transmittal to City Council.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: January 12, 2018
Subject: 400 N River: Right-of-way barrier-free space

The 400 N River site plan was approved in June of 2017. Approval was conditioned, in part, upon the following:

“Applicant to provide a barrier-free space in the N. River right-of-way as presented on this site plan at the meeting and to finance the same.”

After extensive discussion between City planning staff, City legal counsel, City engineers, and project engineers, it has become apparent that there is not a way to safely provide a space such as was presented at the meeting that night. Staff are proposing, instead, to restrict a street space at the Maple/River corner, adjacent to the crosswalk ramp, for those vehicles with a handicap tag. The distance from this space to the north end of 400 N River is comparable to the distance between the Depot Town handicap-tag spaces on Cross and Maiz, for instance.

A memo from OHM is attached. Staff is requesting that Planning Commission amend this condition of approval to allow the on-street handicap space approaching Maple in lieu of the requested on-street barrier-free space at the north end of the building.

ARCHITECTS. ENGINEERS. PLANNERS.



January 5, 2018

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Thompson Block
River Street Parking Space
OHM Job No. 0094-17-1022

Dear Ms. Wessler:

We understand a condition of Planning Commission approval was for the applicant to provide an accessible space on River Street at the north end of the development. The space, as depicted schematically to the Planning Commission, presents several challenges for implementation. We have been coordinating with your office, the City Attorney, and the applicant to resolve the issue. The most significant concerns with the proposed location are:

1. A curb ramp to access the space could be misinterpreted as a crossing location.
2. It is likely that vehicles would impede the accessible route to the ramp if not parked properly.
3. Grading constraints do not allow the sidewalk to be constructed flush with the parking space to eliminate the need for ramp access.
4. The single bump out space and associated ramp present winter maintenance concerns.

For these reasons alternative solutions were evaluated. Relocating the space approximately 100' north would provide accessible access at the existing curb ramp at the cross walk. This can be accomplished with appropriate signage and pavement markings. This appears to be the most practical solution. We understand this requires Planning Commission approval of the revision.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors

Marcus McNamara

CC: Stan Kirton, Department of Public Services
File

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