

1. Planning Commission Regular Meeting Agenda

Documents:

[01-16 MAY 2018 AGENDA.PDF](#)

2. Planning Commission Packet Items - May 2018

Documents:

[02-4-18-18 DRAFT PLANNING MEETING MINUTES.PDF](#)

[03- NC-ENGINE.PDF](#)

[04- NC APTS.PDF](#)

[05- 307 N RIVER.PDF](#)

[06-CAP.PDF](#)

[07-MEDICAL MARIJUANA PROVISIONING BUFFER INCREASE.PDF](#)

[08-534 N HURON SPECIAL USE.PDF](#)

[NMAC MEETING MINUTES - MARCH 2018.PDF](#)

[NMAC MEETING MINUTES - APRIL 2018.PDF](#)

[NMAC MEETING MINUTES - MAY 2018.PDF](#)

2.I. Planning Commission Packet Full - May 2018

Documents:

[PC_PACKET_MAY_FULL.PDF](#)

Agenda
Planning Commission
Wednesday, 16 May 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
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Michael Simmons	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- April 18, 2018

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- NC-Small Engine Repair
Public Hearing: Text Amendment
- NC-Apartments below permitted nonresidential uses
Public Hearing: Text Amendment

VI. New Business

- 307 N River
Site Plan Review
- Capital Improvements Plan: annual update process

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018
- 534 N Huron: Special Use & Site Plan
Tabled from 4/18/2018

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report
- Nonmotorized Committee report
- Non-motorized Advisory Committee: March-May minutes

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
April 18, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

II. ROLL CALL

Present: L. Dahl MacGregor, A. Bedogne, P. Hollifield, T. Dennis, J. Talaga

Absent: H. Jugenitz, M. Dunwoodie, C. Madigan, C. Zuellig (all excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Preservation Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Dennis moved to approve the minutes of March 21, 2018 (Support: A. Bedogne) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 720 Norris, 715-725 N. River

Preservation Planner, C. Kochanek, stated that this is a request for rezone all of 720 Norris and the west 65' of 715-725 N. River to GC-General Corridor. 720 Norris is currently zoned NC, Neighborhood Corridor and 715-725 are currently zoned CN-Mid, Core Neighborhood Mid. The property owner wishes to have the entire parcel at 720 Norris and the west 65' of the N. River Street parcels rezoned to GC-General Corridor in order to be able to expand the use and facility at 720 Norris. The alley that runs north-south from E. Forest to the north part of Norris St. is an open alley.

The original site plan and special use for the bar/brewery was approved for 720 Norris back in 2005 along with a variance for the parking and size of the outdoor beer garden. A rezoning under a previous zoning ordinance from M2 to C/I was approved back in September 2005. In March 2011, a site plan and special use permit were approved for the expansion of the site (for a storage facility/Quonset hut) and in December 2015 a variance was granted for the height of

the accessory structure. No variances or special uses have been approved for the N. River St. properties.

The rezoning is consistent with the guiding values of the City of Ypsilanti as it helps to foster a locally grown business. Storm water is a concern in the development, however, engineering will be reviewed as part of the special use/site plan presented in the future. A note from staff stated that the depth of the River St parcels as surveyed range from 164.95' on the south end to 165' at the north end. If the applicant takes exactly 65' then these parcels would be under 100' in depth this limiting the building types on these sites to cottage or townhouse. Staff recommended approval with stated findings and condition.

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

Mike Furbacher, 730 N. River – embraced the potential project. He is concerned about the issues of storm drainage but is sure that it will all be discussed during the site plan review process. He hopes there will be open and transparent dialogue as the project goes through the various stages. He is supportive of the proposed project. He owns the business on the corner – sheet metal specialty work etc.

Paul Neuoffer, 728 Norris – asked staff to define “non-conforming”, which Ms. Kochanek detailed. It basically means that the use he has now would not be permitted. While he likes the Corner Brewery as a neighbor, he is concerned about the expansion and additional noise. He also referred to 715 Norris and trucks/cars sitting idling and wondered if this is legal. Ms. Wessler stated that this would be an enforcement issue by police.

Mike Collins, part-owner of Corner Brewery – stated that they specifically did not lay out a site plan knowing it was a multi-step process so were waiting until they got approval. They will invite all neighbors to see their plans. They are not looking to expand food, etc. but will be adding on to the brewing side. They plan on hiring two additional employees but do not anticipate more customers.

Commissioner Bedogne asked the premise of splitting the lot and intent of easterly side in the future. Mr. Collins stated they do not need the space and they know it is residential and intend to keep it residential putting the lots up for sale and talking to developers.

Amy Schrodes, 713 N. River – is concerned with the noise issue from the equipment. She also has concerns with the smells. She also wondered if they could use the property for a temporary playground or dog park. Mr. Collins responded that they noise is probably coming from the compressor which they plan to update. The smell is with the grain but will look into other ways of containment. Ms. Schrodes asked if the back of the property will change, there is an old alley there. Ms. Kochanek responded that it is an open and active alley that is owned by the city and not in play.

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

Commissioner Talaga asked that Ms. Wessler go through the site plan process so that the public can understand what it entails. Ms. Wessler detailed the various steps involved. Chair Dahl-MacGregor added that if someone is unable to attend the public meeting, they can send letters or emails which is included as part of the record.

Commissioner Talaga moved that the Planning Commission recommend approval of the rezoning for 720 Norris and western portions of 715-725 N. River to General Corridor, to City Council with the following findings and conditions:

Findings:

1. The rezoning is consistent with the guiding value of "Ypsilanti is a great place to do business, especially the green and creative kind" as this rezoning helps to foster a locally grown business.
2. The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City.
3. The rezoning will not be detrimental to the financial stability and economic welfare of the City.

Condition:

1. That the eastern portion of the parcels at 715-725 N. River that are to remain CN-Mid be maintained at a 100' lot depth or more as anything less than that will limit the building types permitted on these parcels.

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

2. 534 N. Huron

Preservation Planner Kochanek stated that this is a request for approval of site plan and special use for the expansion of a food store with the sale of alcohol, less than 15,000 sq. ft. Staff noted that in the original staff report, recommendation called for conditional approval, however, staff did change that this item be tabled after finding out that there are at least 16 conditions that need to be corrected prior to any approval. The total for the three parcels is 0.434 acres; it includes 528 N. Huron, 530 N. Huron and 534 N. Huron with frontage on N. Huron and W. Forest. There is an existing 1,200 sq. ft commercial building at 530 N. Huron that partially encroaches on the 528 N. Huron parcel and a 2,700 sq. ft. commercial building on the 534 N. Huron parcel. The parking lot is to the south of 534 N. Huron with approximately 19 spaces. There are three curb cuts for access; two on N. Huron and one on W. Forest. No special use permits or variances have been granted for these properties.

Zoned NC-neighborhood Corridor, which only allows for a food store with the sale of alcohol, less than 15,000 sq. ft after approval as a special land use. The plans submitted propose a 3,520 sq. ft. addition to the existing 2,774 sq. ft. building for a total of 6,294 sq. ft. at the northwest corner of the parcels with a demolition of the existing structure at 530 N. Huron. Parking is proposed to the south of the structure with 20 parking spaces, one of which indicated as an accessible parking space. The existing structure is nonconforming in regard to

street setbacks on the N. Huron parking space. The existing structure is nonconforming in regard to street setbacks on the N. Huron and W. Forest street sides. The existing northern curb cut on N. Huron St. will be eliminated and the existing southern curb cut on N. Huron St. will be moved. The three parcels will need to be combined in order to accommodate the proposed use as a parking lot cannot be a primary use in Neighborhood Corridor.

Ms. Kochanek continued by highlighting some of the conditions; that the applicant will need to pursue a variance for the street side setback on N. Huron since that is an expansion the applicant will need to comply with commercial private frontage requirements on N. Huron and W. Forest; there are issues on the access to the building and public sidewalk, door placement is also an issue - the entrance should be proposed in the parking lot side and should be on the N. Huron side; accessible barrier free space; all engineering conditions. Applicant is to move the parking area on the south of the lot so it is required 10' from the adjacent lot to the south, screening from both neighbors, covered bike parking; staff came up with a different calculation as to the use space inside the building as opposed as to the applicant and needs more clarification; photometrics and shielding of lights, no street trees, landscaping plan. All three of these properties are in the Historic District so demolition of the existing building at 530 N. Huron will require approval from the HDC prior to moving forward and HDC will also need to approve the site plan. At this point, staff is recommending to table the application for special use and site plan to verify approval of the street side setback variance from ZBA and HDC review and approval.

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

Ryan Palowski, 1612 White, Ann Arbor – stated that he runs the pizza business – it is a family operation. He is opposed to the demolition. His business has increased. Not only would it put him out of business but it also affects the drivers and their families. He is opposed to demolition of the business and expanding the liquor store. It does not contribute to the community.

Jeff Karr, 15 W. Forest – supports the project – improving it would be good for the community.

Bill Ceepe, 718 Lowell – supports the pizza business – it is a minority owned group and does not agree with the demolition of this small business. He added that he had sent a two page letter to staff on his opposition.

Mohammed Al Tawil – leases the pizza property from the owner at 530 N. Huron. The landlord wants to demolish the building and put the business inside the main building. This is not ethical to take advantage of him and his hard work. He currently leases the building for \$2200 and the owner of the Keg wants to charge him \$4500 to go inside the building. He has worked hard to build the pizza business and it is successful. It is a limited neighborhood – one way street.

Sam Al Tawil, 450 Grant – is the brother of the pizza store business. Their family has lived here over 20 years, operating a business here and spending their money in Ypsilanti. The owner of the Keg lives in Detroit area and only interested in taking money out of here.

Joe Novitsky, Berkely, Mi, Architect working w/Keg Owner – feels this is a character issue and that there are two sides to every story. He has worked with many business owners over the years and Mr. Tamou is an upstanding business owner. They have been working with staff for a long time and they would like to put up an outstanding building. They have no problem installing street trees and have brought back the plans that include everything with the hope that they will get conditional site plan approval. They are hoping to get one step down the road. Chair Dahl-MacGregor asked Mr. Novitsky if they have included everything that staff has required and he responded that he can talk about that. The location of the windows is a security issue – because there are no setbacks, putting the door in the front is a security issue. They can easily put in another door that won't be used – but people park on the side and come in on the side. They have agreed to cover the bike rack parking. It is his opinion that his math is correct on usable area. He just wants to get one step down the road – the owner is trying to do something to the building that will last 50 years. He is asking to move forward.

Tom Tamou, 3102 Farmdale Dr, Sterling heights, MI –property owner of the buildings in question. He has an agreement with Mr. Jeff Karr re the house on 15 W. Forest to purchase the house so they can have a multi-house for students and continue their business. They have produced five different drawings and met with the planning department personnel. They want to build a beautiful building but their proposed plans do not conform to this property. They cannot put a drive-through, or restaurant, or gas station. They cannot demo 15 W. Forest because of its historical value. They also cannot demo the party store but they may be able to demo the pizza building. In order to accomplish their plans, they will take down the small building and put it as part of the party store. His tenants would get the first option to relocate inside the store. It is his opinion that the pizza business should stay open for more hours and make more money. They gave an updated copy of his plans to the city planner and commissioners. He reviewed the elevation and the proposed building. He also has samples of stone and bricks. He detailed the lighting. They plan to do all the construction without closing the party store, which he explained in detail. He added that he will be happy to give any of the employees a job in the store including his tenants. He cannot do all the expansion, including new equipment, etc without charging more. He recommended that they could open longer hours.

Chair Dahl-MacGregor stated that the Planning Commission cannot base their decision on the basis of leases, or agreements, we have to look at the site plan as it is. Mr. Tamou added that all he is asking for right now is a conditional approval.

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

Commissioner Bedogne asked about windows on west elevation and if it is different than in the packet. He also asked about the door on the Huron side and Mr. Tamou stated they did not plan a door. Commissioner Bedogne recommended tabling this item and have them come back with a proposal that meets all the requirements since they are not prepared at this time and they have not complied with all the city requirements. Commissioner Hollifield added that if this does not pass the HDC, it's a moot point. Ms. Kochanek stated that she took this to HDC as a study item discussion only early in the plan. They did indicate to staff the two

buildings on the site could be taken down but prior to approval, they have to know what is going in before they will approve the demo. They would still have to have site plan approval and materials approval from the HDC. Commissioner Dennis asked staff if the list of items discussed had been addressed and Ms. Wessler responded that it does not address engineering or photometric and they were about half of the plans. Commissioner Talaga commented about the doors and the reason it is required on the front is walkability. Commissioner Dennis stated that while the Planning Commission understands the property owner's plight on his rights, however, that is not in the purview of the Planning Commission and we are not here to make decisions on this. She agrees with the decision to table.

Commissioner Bedogne moved that the Planning Commission table the Special Use Permit for the Party Store Expansion at 534 N. Huron until all issues can be addressed (Support: T. Dennis). A roll call was taken and the motion carried unanimously 5:0.

Commissioner Bedogne moved that the Planning Commission table the Site Plan for the Party Store Expansion at 534 N. Huron until all issues can be addressed (Support: J. Talaga) and the motion carried unanimously 5:0.

VI. NEW BUSINESS

1. Resolution from the Non-Motorized Committee regarding Capital Improvements

City Planner Wessler gave a brief staff presentation. The Non-Motorized Committee has presented a resolution regarding reconstruction from Elbridge to the borders of the city. Generally speaking, it is a sound idea, improving the safety of the roads for all users, providing bike lanes, bump-outs, improving safety around the school, etc. The timing of this is not great and not accurate so she recommends that the Planning Commission take the resolution to heart but not pass along to City Council.

Bedogne asked for more details. Ms. Wessler explained that Capital Improvement Plans are tied to funding and funding shifts. In order to ensure a smooth transition, it would entail more discussion with Washtenaw County Road Commission. The Ypsilanti Community Schools do not at this time participate in the Safe Routes to School program. The two-lane cannot start as far back as Wallace.

Commissioner Bedogne added that if he could simply the sentiment it is difficult to write engineering guidelines when there are a lot of variables at play – we want to have bike lanes from one end of the city to the other and we can keep it that simple. How we get there is insignificant – just that it happens. Ms. Wessler stated that the Planning Commission will see the CIP next month.

Commissioner Hollifield moved that the Planning Commission deny the findings since the Capital Improvement Plan (CIP) is on the agenda next month and we will review the CIP and make the recommendation to City Council keeping the spirit of this resolution in mind (Support: T. Dennis). A roll call vote was taken and carried unanimously.

VII. OLD BUSINESS

1. Medical Marijuana Provisioning Centers: Increase in Buffer

No further discussion – this item remains on the table.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Capital Improvements Plan: Annual update process (May)

This will be on the agenda for May

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

Planner Wessler stated that the adopted minutes are available on line. The Housing Committee has its own page. The committee have met twice and have a meeting the second week in April. We have a facilitator to do the meeting – she was offered by the County and they accepted. We are still in the discovery phase.

2. Non-motorized Committee Report

March minutes were included in packet

X. ADJOURNMENT

Since there was no further business, Commissioner Dennis moved to adjourn the meeting (Support: C. Madigan) and the motion carried unanimously. The meeting adjourned at 8:40 pm.

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- NC-Small Engine Repair
Public Hearing: Text Amendment



10 May 2018

**Text Amendment
Small Engine Repair in NC**

GENERAL INFORMATION

Applicant: City of Ypsilanti

Application Date: 2 April 2018

Action Requested: Zoning Ordinance Text Amendment to allow Small Engine Repair within a fully enclosed facility in the NC, Neighborhood Corridor District.

Staff Recommendation: Approval.

BACKGROUND

The 2014 zoning code amendment, following community feedback heard during the Master Plan and later zoning code amendment process, limited auto-oriented uses strictly to the General Corridor District, and generally as Special Uses. At the time, auto-oriented uses were generally seen as traditional oil change establishments, gas stations, mechanic shops, and tow yards. These uses tend to have a large noise and traffic impact upon their neighborhoods; some, such as gas stations, tow yards, and mechanics that store cars outdoors, also have potential environmental hazards due to leakage concerns.

Over the past few years, specialty engine and automotive repair has become more prevalent in the local area, with mechanics specializing in classic vehicle restoration or particular types of automobiles and/or motorcycles looking for a place to locate and/or relocate within the City. Many of these specialty repairs can be done within a fairly small and enclosed facility, with no outdoor storage of fluids or vehicles. In addition, due to their small size and specialty nature, traffic impacts would be minimal. Seeing a pattern emerge, staff is recommending that the Planning Commission review and recommend a proposed change to the zoning ordinance that would accommodate these uses.

PROPOSED CHANGED TEXT

Below are the relevant sections of the zoning ordinance with proposed changes highlighted.

“Subdivision III: Corridors (HC, NC, GC)

Sec. 122-450. Purpose.

Corridors are mixed-use and commercial areas located along the arteries of the City, such as Washtenaw, Huron, Hamilton, Michigan, Harriet, and River.

(b) Neighborhood Corridor (NC). Neighborhood corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of

uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.

Sec. 122-451. Permissible Uses.

In the Corridor districts, no uses shall be permitted except the following.

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
AUTO-ORIENTED					
Parking lot	--	--	S	Permitted as an accessory use without special use permit.	Section 122-519
Parking Garage	--	--	S		Section 122-518
Automobile Sales	--	--	S		
Automobile Filling Station - no repair	--	S	S		Section 122-516
Automobile Filling Station with repair	--	--	S		Sections 122-516 and 122-515
Automobile Wash & Detailing	--	--	S		
Automobile Repair	--	--	S		Section 122-515
Small engine repair, less than 5,000 square feet	--	P	--		All repair and storage to be done indoors; business hours limited to 7am to 10pm.
Automobile Share Parking	A	A	A		
Automobile rental or share organization (parking, storage, wash & repair)	--	--	S		
Vehicle, Recreational Vehicle, Storage and Towing	--	--	S		

Planning Commission may also want to consider making a recommendation to Council that they consider making this a permitted use in the General Corridor District as well, and to add “automobile repair” to this class as well, to accommodate smaller, specialty repair.

Section 122-515 was not referenced, as it requires the areas of the site not landscaped nor under the building be paved. As no outdoor storage is permitted, this is not a concern here.

MASTER PLAN

Neighborhood Corridor is a subtype of the Corridor future land use described in the Master Plan, further described as below:

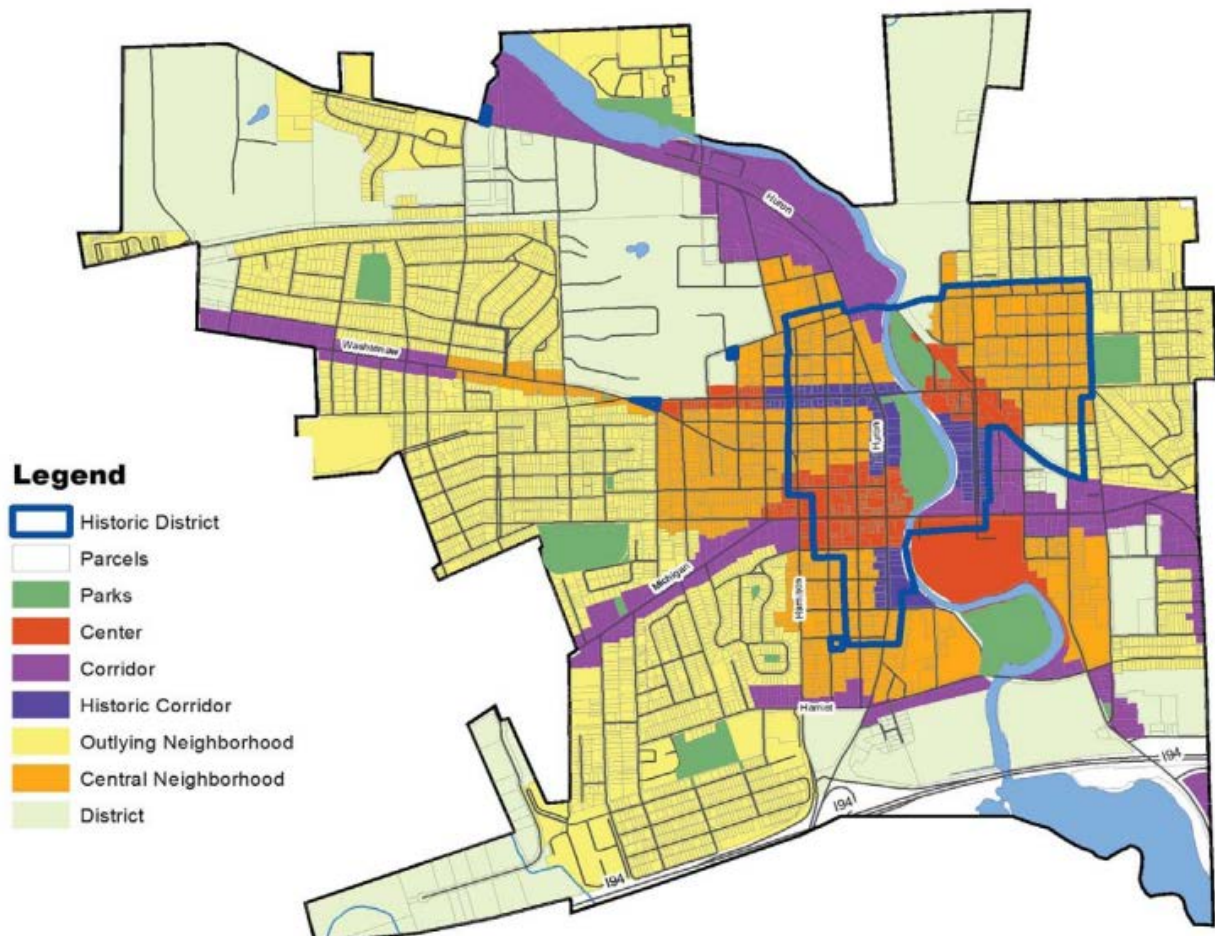
“**Corridors** are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City. Two types of corridors exist in Ypsilanti:

Historic Corridors connect the centers of the City with each other and the surrounding neighborhoods. They are dominated by large, historic homes now used in a variety of ways – residences, office, retail. Houses of worship and other civic buildings also line these corridors, interspersed with smaller homes. The transportation plan sees restoration of two-

way traffic to the one-way historic corridors of Huron, Hamilton and Cross. It also proposes the extension of River Street through the Water Street redevelopment area to Factory in the next twenty years. Uses will remain flexible allowing the historic buildings to accommodate changing markets and traffic patterns.

General Corridors are streets that connect the City to neighboring municipalities and the centers. Many of the corridors – Ecorse, East Michigan, West Michigan and Washtenaw – are primarily suburban in form and are currently appeal to auto-oriented commercial uses. The shallow lots along many of these corridors no longer accommodate the larger 21st century footprint of suburban style buildings with parking in front and lawns on all sides. The new pattern proposed in this Plan will allow parking on the street and require buildings to be closer to the street; with minimal yards, lots will have more buildable area for residential, commercial and office uses mixed throughout.

Other corridors – Huron River Drive and Harriet – have one type of building on one side of the street and a distinctly different situation on the other side of the street. Future regulations would require, where possible, the two sides of the street mirror one another. In twenty years, the dignity of Harriet Street should be restored to a walkable shopping district for the adjoining neighborhoods. Huron River Drive should become a point of integration between the campus of Eastern Michigan and the City. Addition of sidewalks, crosswalks and bicycle lanes are essential to transitioning this street from a dividing line geared only to move vehicles to a place where the City and campus meet seamlessly. Chapter 8 provides more detail for each of these areas.” (p32-33)



STANDARDS FOR AMENDMENTS**§122-362(a)**

(a) Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan

Applicable guiding values of the Master Plan include:

- Ypsilanti is sustainable: per the decision-making rubric. This action creates and maintains job opportunities for residents.
- Great place to do business: per the decision-making rubric, this action attracts new &/or retains existing businesses, and fosters locally grown enterprises.
- Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape: There are several existing specialty automotive repair shops within the City, most of which are nonconforming. Some are well-known, such as Café Racer; others less so, such as the specialty Volkswagen repair shop that was discussed at the Norris St rezoning discussion in April. These are all “destination businesses” that located here due to Ypsilanti’s strong connection to automotive history.

(2) The rezoning is consistent with description and purpose of the proposed district.

The description of NC is as follows: “Corridors are mixed-use and commercial areas located along the arteries of the City, such as Washtenaw, Huron, Hamilton, Michigan, Harriet, and River. Neighborhood Corridor (NC). Neighborhood corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.”

The proposed amendment, by virtue of all work and storage being indoors, and limiting the use to a small footprint, allows the work to complement less-dense residential areas.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance.

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- *create a safe, diverse, and sustainable city;*
- *meet the needs of the City's residents for food, fiber, energy, and other natural resources;*
- *guide the location of places of residence, recreation, industry, trade, service, and other uses of land;*
- *ensure that uses of the land shall be situated in appropriate locations and relationships;*
- *limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;*
- *facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;”*

Allowing for small-scale small engine repair and automotive repair/restoration in the NC zoning district helps to locate jobs near homes, which helps to reduce demand on the transportation system in addition to providing employment opportunities for skilled trades.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance reflects and embraces Ypsilanti's connection to automotive history as well as entrepreneurial development.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

Staff does not anticipate that this amendment will negatively affect the health, safety, or general welfare of the residents and visitors to the City.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

These small-scale, specialty uses were overlooked in the drafting of both the 2014 ordinance and the one which preceded it; automotive repair had been divided into classes of work, not by scale of work nor neighborhood impact, and presumed that vehicle storage was outdoors. This change is reflective of an evolution in the industry.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

Staff has seen specialty engine and automotive repair businesses, led by people with strong ties to the local community, attempt and fail to find a location within the GC district for their business. Staff has also seen several vacancies in the NC district go unfilled that would otherwise be excellent locations for such a use.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will enable resolution of nonconformities within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend *approval* of the text amendment to allow by right small engine repair, less than 5,000 square feet, all repair and storage within a fully enclosed building, and with business hours limited to 7a to 10p, with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the character of the future development in the City.
5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
6. The proposed amendment will protect the health, safety, and general welfare of the public.
7. The proposed amendment will address a community need.
8. The proposed amendment will not result in the creation of significant nonconformities.

In addition, staff recommends that Planning Commission recommend to City Council that Council consider allowing not only small engine repair, but also automotive repair and restoration subject to the same conditions, and to consider permitting these by right also in the General Corridor zoning district.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- NC-Apartments below permitted nonresidential uses
Public Hearing: Text Amendment



City of Ypsilanti

Community & Economic Development Department

May 10, 2018

Staff Review of Text Amendment Application

Apartments Below Ground Floor of Permitted Uses in NC

GENERAL INFORMATION

Applicant: Abdou Thiam
1715 Washtenaw Rd
Ypsilanti, MI 48197

Application Date: April 11, 2018

Action Requested: Zoning Ordinance Text Amendment to permit by right apartments located below ground floor of permitted nonresidential uses in NC

Staff Recommendation: Approval

SUMMARY

The applicant is looking to utilize the basement of 1715 Washtenaw Rd as a residence and has applied for a text amendment to add apartments located below the ground floor of permitted nonresidential uses as a permitted use in the Neighborhood Corridor zoning district.

DISCUSSION

Corridors are meant to accommodate the mixed-use and commercial areas along the arteries of the City. Neighborhood Corridors are defined in sec. 122-450 (b) to "have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses." Neighborhood Corridor zoning is mainly concentrated on Washtenaw Ave, Lincoln St, E Michigan Ave, W Michigan Ave, Ecorse and Harriet & Spring St within the City.

Apartments located above the ground floor of permitted nonresidential uses are already permitted in Neighborhood Corridor as well as five other districts (HHS, CN, C, HC, and GC) in the City. As the ground floor use will still need to be a permitted use, permitting apartments below is not expected to affect much in the way of zoning. The visual impact will be minimal, if any.

Below is the permissible uses for NC and the suggested addition to the zoning ordinance.

Sec. 122-451. Permissible Uses.

In the Corridor districts, no uses shall be permitted except the following.

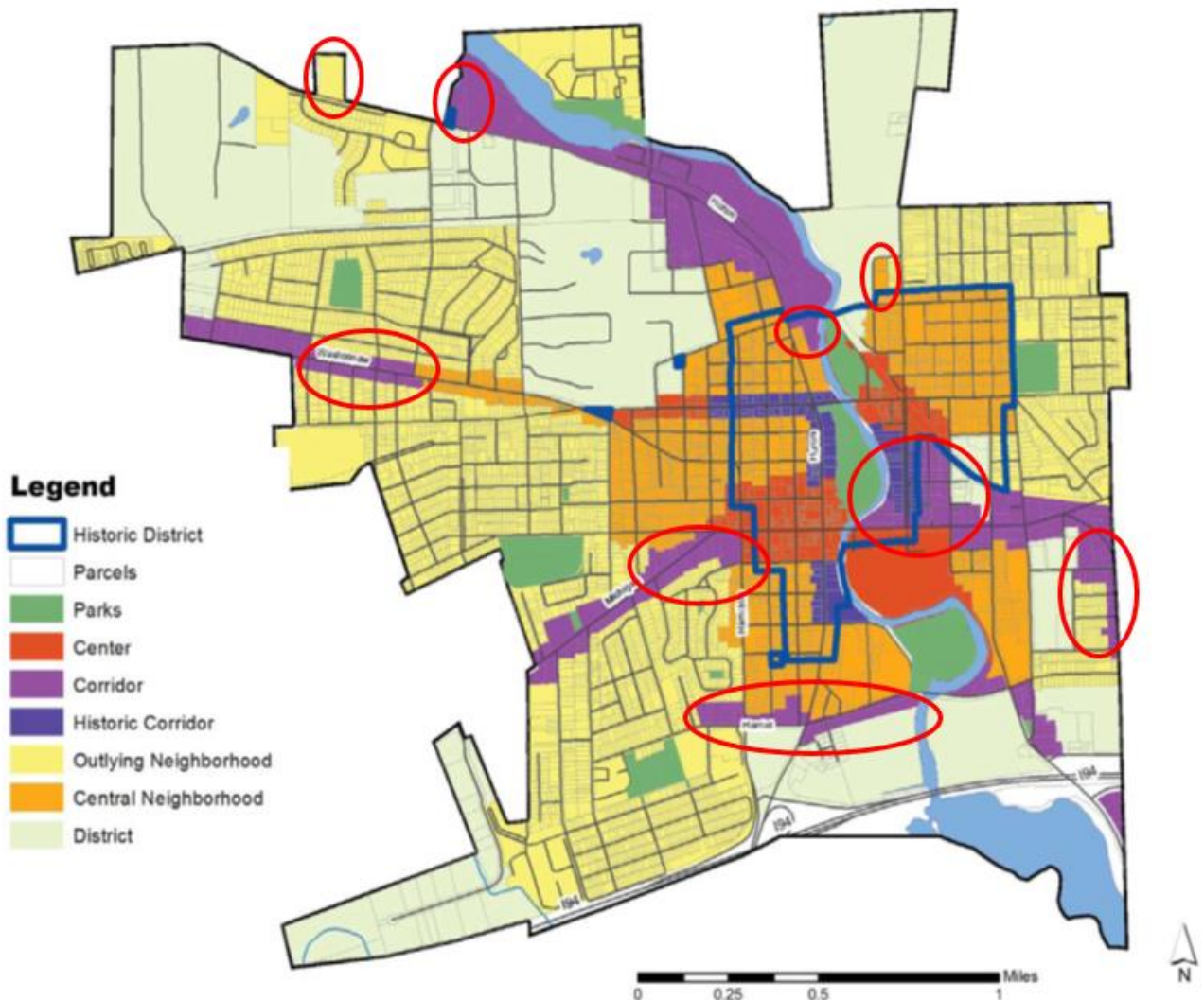
P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Single-Family Detached Dwelling	P	--	--		
Single-Family Attached Dwelling	--	P	P		In "Townhome" building type only
Accessory Dwelling Unit	A	--	--		
Two-family dwelling units	P	P	P		
Multiple Family Dwellings, maximum of 4 units per building	P	P	P		
Multiple Family Dwellings, more than 4 units per building	S	S	P		Section 122-534
Apartments located above ground floor of permitted nonresidential uses	P	P	P		
Apartments located below ground floor of permitted nonresidential uses	--	P	--		
Home Occupation	A	A	A		Section 122-527
Family Child Care Home	A	A	A	1-6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	A	A	A	6-12 children	Section 122-521
Adult foster care family homes	A	A	A	1-6 adults	Must be licensed by the state and must comply with the minimum state standards for such facilities.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Parks	P	P	P		
Outdoor recreation	--	S	P		Section 122-529
Museums & libraries, less than 15,000 square feet	P	P	--		

MASTER PLAN

Most of the areas zoned as neighborhood corridor are designated in the Future Land Use Map in the Master Plan as Corridor/Historic Corridor; there are a few instances of Outlying and Central Neighborhood.

"Corridors are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City."

"General Corridors are streets that connect the City to neighboring municipalities and the centers. Many of the corridors – Ecorse, East Michigan, West Michigan and Washtenaw – are primarily suburban in form and are currently appeal to auto-oriented commercial uses. The shallow lots along many of these corridors no longer accommodate the larger 21st century footprint of suburban style buildings with parking in front and lawns on all sides. The new pattern proposed in this Plan will allow parking on the street and require buildings to be closer to the street; with minimal yards, lots will have more buildable area for residential, commercial and office uses mixed throughout."



STANDARDS FOR AMENDMENTS

§122-362(a)

*(a) **Text Amendment.** For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric. This actions creates housing that is needed and will result in continued maintenance and care of an existing business/potential residence.
- Great place to do business, especially green and creative: This action retains and fosters the growth of local businesses.

(2) The rezoning is consistent with description and purpose of the proposed district, and.

The description of NC is as follows: "Neighborhood Corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses."

The amendment does not conflict with this.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- "create a safe, diverse, and sustainable city;
- meet the needs of the City's residents for food, fiber, energy, and other natural resources;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
- facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"

Given that residences are already allowable above permitted uses in this zoning, permitting that same use below permitted ground floors uses is not expected to have much, if any, impact.

As corridors are meant for mixed use, this change has the potential to create more mixed-use within structures in NC and it will create a mixed use within 1715 Washtenaw. NC is a district which covers a small amount of area within the City.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the potential to do so.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will have much effect on the natural features or environmental sustainability of the City however there is a benefit to the transportation system with the potential of creating live/work spaces in NC.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

The proposed change to the zoning ordinance is not expected to have any impact on the health, safety, and general welfare of the public.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

This is not a scenario that staff anticipated prior to this request. This omission is potentially something that should be addressed in future zoning ordinance edits for the other districts in which apartments above the ground floor of permitted uses are allowed.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions or development practices.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will not result in any nonconformities within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the proposed text amendment to add apartments located below ground floor of permitted nonresidential uses to the NC (Neighborhood Corridor) zoning district, section 122-451, with the following findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The rezoning is consistent with description and purpose of the proposed district; and
3. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
4. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
5. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
6. The proposed amendment is needed to correct an omission in the original text; and
7. The proposed amendment will not result in the creation of significant nonconformities in the City.

Additionally, Planning Commission may choose to recommend to City Council that Council consider making this same change to HC-Historic Corridor and GC-General Corridor.

Cynthia Kochanek

Preservation Planner, Community & Economic Development Division

c.c. File
 Applicant

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- 307 N River
Site Plan Review



23 April 2018

**Staff Review of Site Plan Application
Cultivate Coffee & Taphouse
307 N River**

GENERAL INFORMATION

Applicant: Ryan Wallace
Cultivate Coffee and Tap House
307 N River St
Ypsilanti, MI 48198

Project: Cultivate Coffee & Tap House

Application Date: 16 March 2018

Location: Depot Town, on the south-west corner of North River and Photo.

Zoning: C, Center

Action Requested: Approval

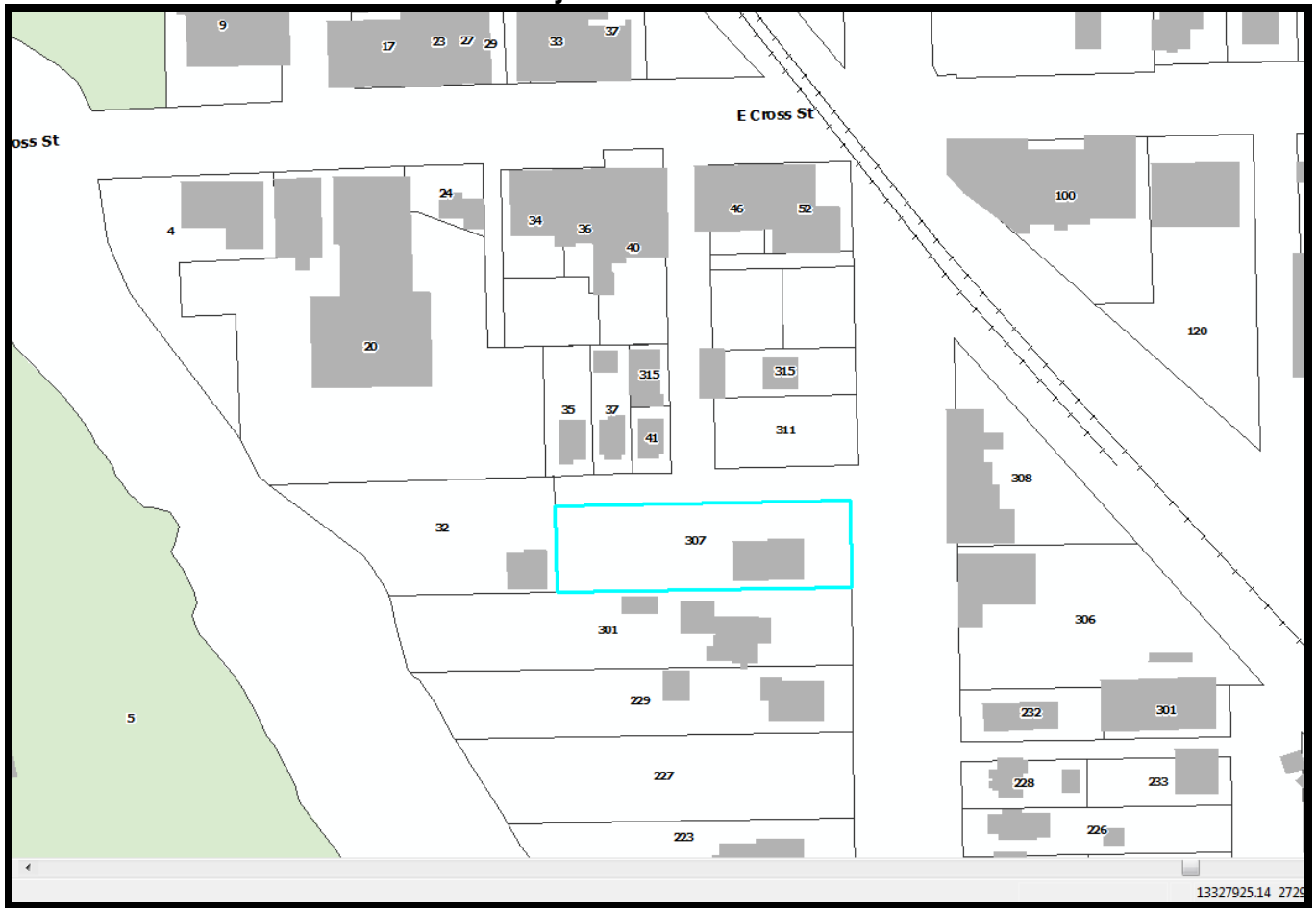
Staff Recommendation: Conditional Approval.

PROJECT AND SITE DESCRIPTION

Cultivate Coffee & Tap House ("Cultivate") is located in the former Ted's Auto Electric, and has been in operation since early 2015. In 2016, they expanded their parking area to the west of the existing parking, and created an outdoor service area to the west of the existing building. This site plan submittal is in furtherance of coming into conformance with the ordinance.

307 N River is zoned **Center**, which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

Subject Site Location



Site Aerial (2015)



Site Aerial (per Google, 2017)



2011 Google Street View of site



2016 Google Street View of site



Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family, parking	Center
EAST	Grocery store, shopping, services	Center
SOUTH	Multifamily residential	Historic Corridor
WEST	Single-family residential	Historic Corridor

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."

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-477 BUILDING TYPE	Determined by lot size	21,700 sf Single story commercial	Unchanged Existing nonconforming building type
LOT: Unchanged.			
BUILDING ENVELOPE AND HEIGHT: Unchanged.			
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT: Unchanged.			
PARKING PROVISIONS	Permitted in the side, street side, and rear yards	Street Side	Expanded street side.
§122-540 USE-SPECIFIC Outdoor cafes, restaurants, seating areas and beer gardens	(a) All outdoor seating areas at grade level must be accessory to business which provides indoor seating or food concession. All storage, preparation and cooking of food and all vending machines shall be within an enclosed building or food concession. (b) The outdoor seating area shall be separated from all parking areas by means of a minimum three-foot high planting, wall, or other architectural feature delineating the space. (c) The outdoor seating area shall not be located within 50 feet of any properties zoned R1, MD, CN, CN-Mid, or CN-SF. (d) All outdoor areas shall be kept clean and void of litter at all times.	No outdoor seating	(a) Met (b) 6' privacy fence proposed (c) Met (d) Applicant to note this requirement on the site plan.

Items to be Addressed: Applicant to note the requirement "all outdoor areas shall be kept clean and void of litter at all times" on site plan.

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."

Building arrangement proposed to continue unchanged. Applicant proposes to extend westward an outdoor seating area/beer garden. As shown, beer garden has minimal accessible area for patrons with mobility disabilities; this is likely to be a challenge when obtaining Building Department approvals. Applicant also proposes extending the parking area westward, in gravel. Both the parking area and the outdoor seating area are set back 23' from the rear property line. The outdoor seating area is set back approximately 4' (varies slightly) from the south/side property line.

The dumpster is located in the street side yard. This is addressed later in this report.

Due to limited space on the north side of the building for parking, should the applicant wish to have parking, applicant may wish to consider relocating the outdoor seating area to the north of the building and the parking to the west.

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."

Access to the site via car is currently done to the small paved parking to the north of the building, adjacent to the roll-up doors. There is bike parking available at the east end of the parking area. Foot traffic can approach from River or from Photo, as the area is highly walkable. However, there is no sidewalk on Photo nor on Ninde. Pedestrians from this direction must walk in the street. Photo generally has light traffic, with the vast majority going to/from the Sidetrack parking area to the north-east or to Cultivate. Note that both Ninde and Photo, while platted as streets, are quite narrow and more closely analogous to alleyways. Photo is less than 30' wide.

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)	One signed barrier-free space, approximately seven parking spaces.	Undimensioned. Two barrier-free spaces are proposed near the building entrance; seven in the paved area. No count or dimensions given for parking in the graveled area.
§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Walkway marked towards south of parking area.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		Parking aisles have a unique configuration; they are end-on to Photo Street. This places them within 50' from the Ninde Intersection.
	Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary, it shall be an arc that allows unobstructed vehicle flow.		Met

Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer. Use of pervious alternative surfaces is encouraged in proximity to the Huron River and Paint Creek. Paving materials proposed to improve aesthetics may also be considered by the City Planner and the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.		See engineer's letter. Gravel surface is generally acceptable.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality are permitted. No surface water shall be permitted to drain onto adjoining properties, unless there is a common engineered drainage system shared with the adjoining property or an appropriate watershed easement has been obtained. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.

Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.		n/a.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. Planning Commission may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.		Met.
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.		Striping not possible in graveled lot. Striping in paved lot proposed to be in conformance.

Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.		Wheelstops not provided in paved lot.
Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.		No lighting proposed. Streetlights not shown on plan.
Screening & Landscaping (internal)	1 tree per 8 spaces		Two trees required.
	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		Parking aisles unprotected in paved area.
	3' between curb and planting (5' if vehicle overhang)		n/a
Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		n/a
	3'-4' screen 80% opacity where visible from ROW		None provided from Photo.

		Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building unprotected.
§122-691	Motor spaces			n/a
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path This requirement may be modified by the Planning Commission as follows: (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan, or with a finding that sidewalk construction at this location is impractical due to lack of connectivity. Any fee paid for this purpose is reserved for non-motorized improvements as a part of the identified transportation project or for path and sidewalk construction throughout the City, respectively. (3) Any easement required for the construction, maintenance, or operation of a modified facility must be included on the site plan at the time the modification is requested.		Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas. There are, however, four single-family residences along Photo; one commercial building on Ninde, and two apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu.

§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.		The dumpster placement is an extreme challenge to visibility for those exiting the gravel parking area. Applicant must apply for a variance or redesign the gravel parking area entrance.
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Items to be Addressed:

- No count or rough dimensions given for gravel parking area. Applicant to provide.
- Parking lot access is less than 50' from Ninde/Photo intersection. Applicant to revise.
- No lighting is shown on the plan. Applicant to show either site lighting or adequate street lighting.
- Two trees required.
- Parking aisles in paved area are unprotected by islands.
- Parking (both gravel and paved) is not screened from Photo.
- No sidewalk provided along Photo. Planning Commission waiver for fee-in-lieu requested.
- Dumpster is within the visibility triangle for the gravel parking. Applicant to revise entrance to gravel parking.
- Conflicting land use screening is required between the gravel parking and the residential use to the west.

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.

See engineer's letter.

Items to be Addressed: None.

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."

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 proposed. Show cut sheets and locations for all proposed site lighting.
§122-608 Refuse Containers	Not located in the front yard or street side yard (waiver available) Maintained in a neat, orderly, and sanitary condition Adequate vehicle access must be provided masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door	Dumpster in wooden enclosure	Applicant shows a dumpster in the street side yard. Waiver requested as no other location with vehicular access is available, due to unique condition of Photo / Ninde.
§122-631 Landscape plan			None provided.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Required between Cultivate and properties to south and west. Gravel parking lot conflicts with residential use to west, screening must be provided.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 80'/30' = 6 trees		River: 3 trees required. One tree present, with extensive canopy. Waiver of one tree requested; applicant to plant one additional tree. Photo: no street trees provided. Applicant requests a waiver.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	met
§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		No landscaping plan provided.
	Credit for existing vegetation		

Items to be Addressed:

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Applicant to provide conflicting land use screening between gravel lot and property to west.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

All applicable Historic District reviews and approvals must be obtained.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Photo and River, as well as street tree plantings.

DISCUSSION

This site has several challenges due to the existing layout of the paved area, the building, and the relationship of each to Photo Street. It may be possible to reconfigure the proposed gravel lot to be angled parking, with an "in" at the current dumpster location and an "out" towards the west; the dumpster could be relocated southward towards the building as part of this reconfiguration. This may allow for off-street parking screening as well as the placement of some street trees. The aisled parking of the paved area as proposed is not an existing nonconformity, as parking prior was perpendicular from the building, but is an improvement over that condition as the vehicles are no longer backing directly into Photo Street. In the short term, it is possible that the site could work with some tweaks to the graveled area as discussed above and with the additional screening to the west. This, however, does not take full advantage of the site nor the building. Were the beer garden located to the north of the building, the overhead doors could be an asset in summer; the area immediately behind the building could be garden; and the bulk of the rear of the site could be parking. Due to the depth of the lot, it is likely that more parking than is currently available (even with the gravel lot) could be placed in the rear; this parking could be laid out with a more limited access to Photo Street, improving safety as well. Either the slight reconfiguration of the graveled lot or a complete overhaul of the site would bring the site into more conformance with the ordinance, improving traffic flows and compatibility with the neighborhood.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *conditionally approve* the Site Plan for the Cultivate Coffee & Tap House with the following findings, waivers, and conditions:

Findings

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

Waivers

- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.
- Fee in lieu of provision of sidewalk along Photo is requested by the applicant.

Conditions

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Applicant to note the requirement “all outdoor areas shall be kept clean and void of litter at all times” on site plan.
- Applicant to address the following issues regarding the graveled parking area:
 - Lack of screening from Photo Street.
 - Lack of lighting. If on-site lighting is to be provided, please show in plan. If public street lighting is sufficient, please document.
 - Dumpster enclosure is within the visibility triangle of the parking lot entrance.
 - Conflicting land use screening is required between the parking area and the property to the west.
 - Provide approximate count of spaces proposed in gravel parking area.
 - Parking lot access is less than 50’ from Ninde/Photo intersection. Applicant to revise.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



April 9, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Cultivate Coffee & Tap House
Site Plan Review No. 1
OHM Job No. 0094-18-1030

Dear Ms. Wessler:

The applicant is requesting site plan approval for a proposal from the Cultivate Coffee & Tap House to make improvements to their existing site on North River Street and Photo Street in order to meet city standards. We have reviewed the plans dated February 22, 2018 for compliance with local ordinances and general engineering standards. At this time, we recommend site plan approval contingent on the following comments being addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall add "No Parking" signage to the north side of the existing gravel parking lot near the proposed guardrail.
2. Due to limited space behind the proposed dumpster location, it is recommended that bumper blocks be continued along the western edge of the dumpster enclosure to alleviate potential parking issues behind the enclosure.
3. The applicant shall provide clarification on the 10-inch stub that appears to terminate in front of the proposed dumpster pad location.

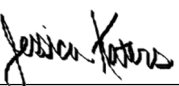
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

4. The applicant shall provide grades for the handicap-accessible route from the parking lot to the building to ensure ADA compliance.

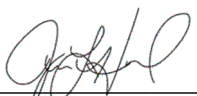
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard



CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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CULTIVATE COFFEE & TAP HOUSE

SITE IMPROVEMENTS

307 N. RIVER STREET
YPSILANTI, MI 48198

OWNER/DEVELOPER

307 PROPERTY LLC | RYAN WALLACE
307 N RIVER ST
YPSILANTI, MI 48198
T: 616.502.3525

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MI 48104
T: 734.975.2400
F: 734.975.2410

CIVIL ENGINEER

NOWAK + FRAUS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
T: 248.332.7931
F: 248.332.8257

PROJECT DESCRIPTION

SITE IMPROVEMENTS TO EXISTING PROPERTY
TO BRING UP TO CITY STANDARDS

SHEET INDEX

ARCHITECTURAL

T1.00 TITLE SHEET
SP1.00 SITE PLAN
SP2.00 SITE DETAILS

CIVIL

C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN

ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
B.F.F.	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONIT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMP PROOFING
DR.	DOOR
DS	DOWNSPROUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLK.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYPSUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL.	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF.	MANUFACTURER
MAR.	MARBLE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM

ABBREVIATIONS CONT.:

MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRE-ENG.	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ.	PROJECT, PROJECTION
PROP.	PROPOSED/PROPERTY
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REINF.	REINFORCED
REINFG	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHELF
SHW	SHOWER
SHT.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VVC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



LOCATION MAP

NO SCALE

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

CULTIVATE
COFFEE & TAP HOUSE
307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018

OWN REV
SITE

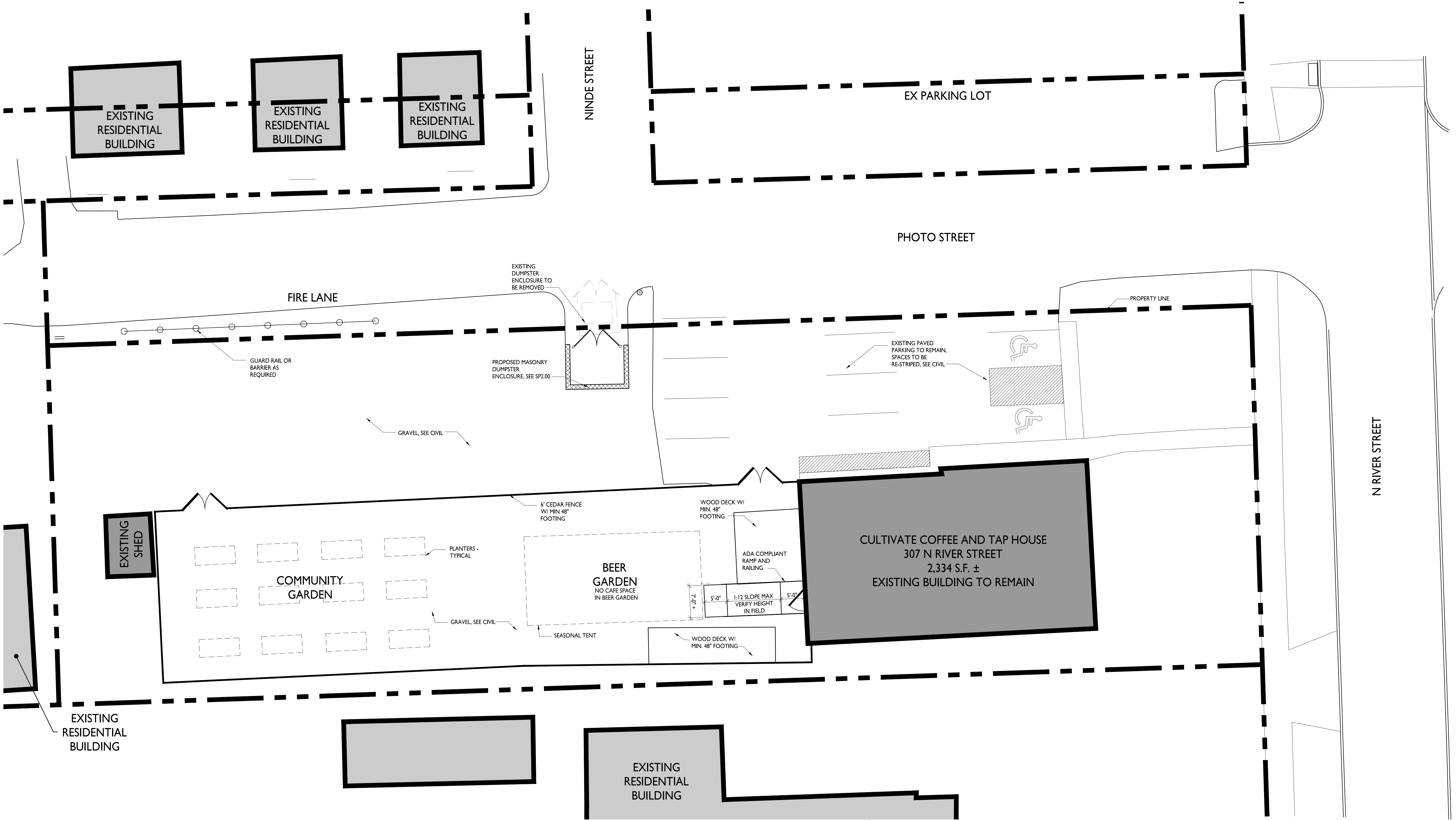
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURCH PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

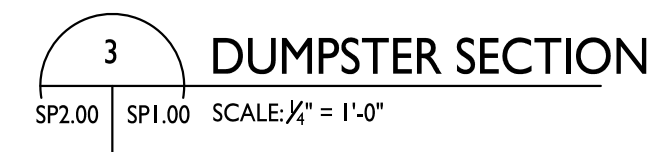
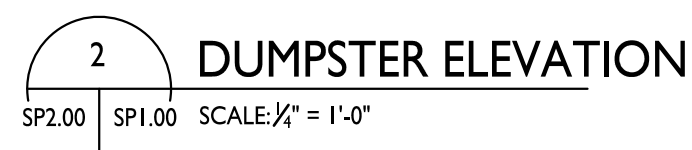
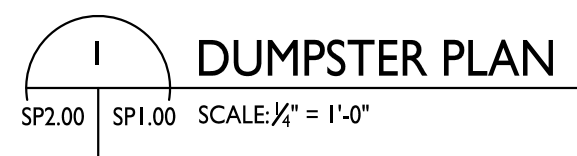
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

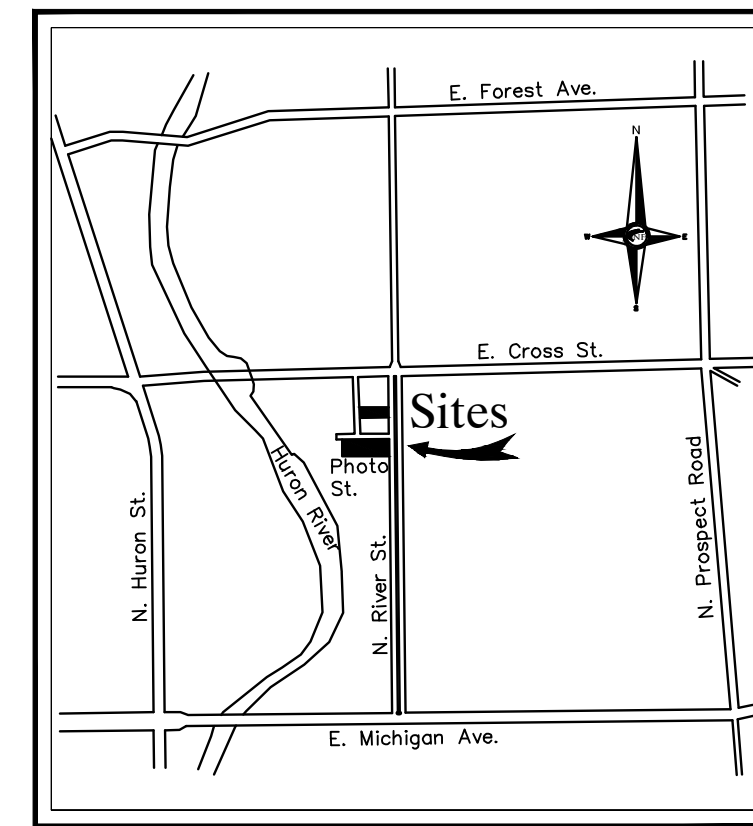
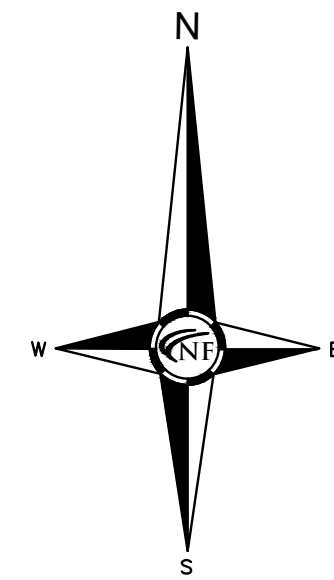
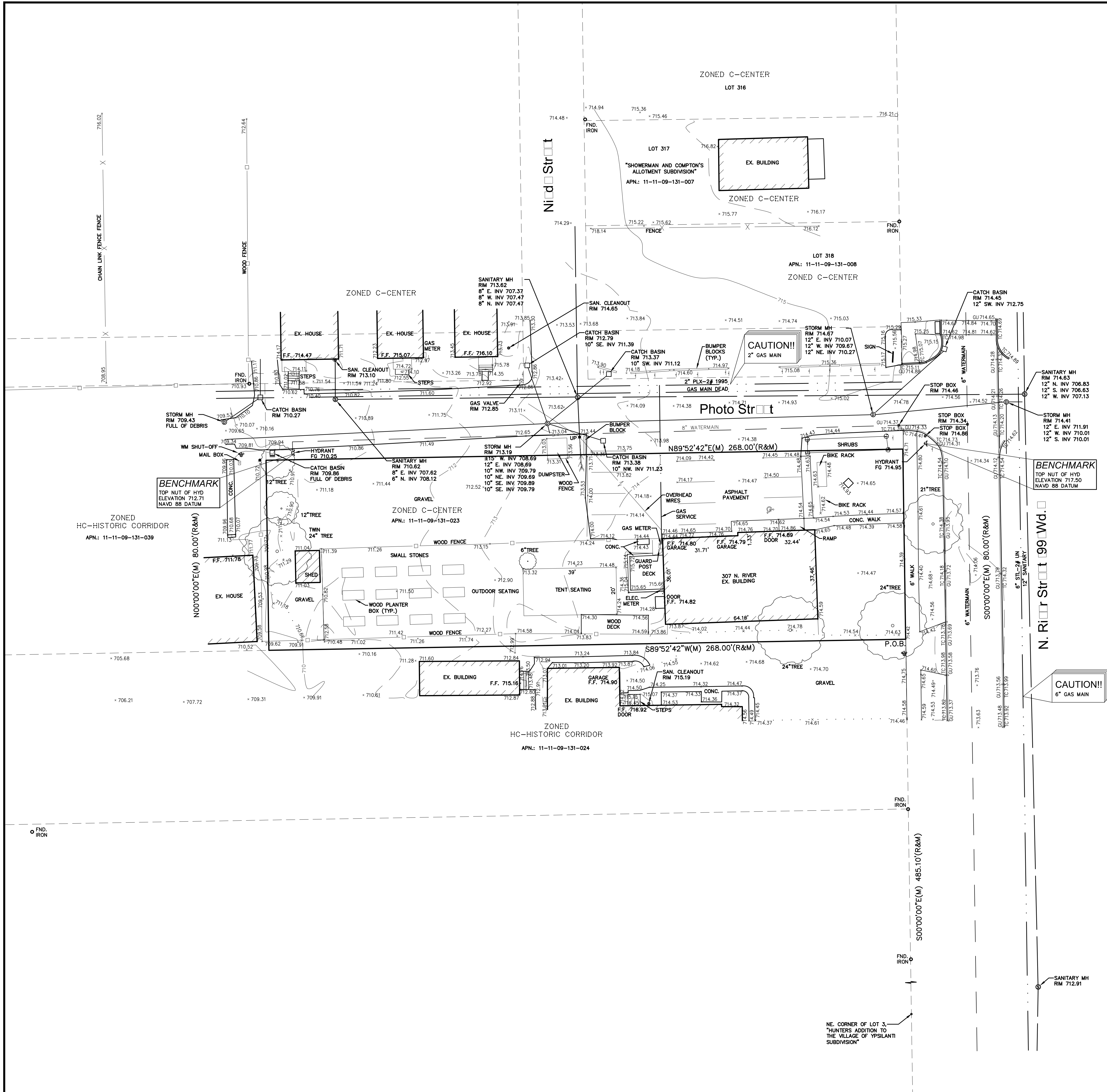
PROJECT + NUMBER
17-306

ISSUE + DATE
23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
OWN REV
OWN REV
SITE

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

307 Property, LLC
307 N. River Street
Ypsilanti, MI 48198
Contact: Ryan Wallace
Phone: (616) 502-3525

PROJECT LOCATION

Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

LEGAL DESCRIPTION

PART OF FRAC. SECTION 9, T. 3 S., R. 7 E., YPSILANTI, WASHTENAW COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF RIVER STREET (99.00 FEET WIDE) AND THE NE. CORNER OF LOT 3, "HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI SUBDIVISION"; THENCE N. 00° 00' 00" E. 485.10 FEET; THENCE S. 89° 52' 42" W. 268.00 FEET; THENCE N. 00° 00' 00" E. 80.00 FEET; THENCE N. 89° 52' 42" E. 268.00 FEET; THENCE S. 00° 00' 00" E. 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,440 SQUARE FEET OR 0.492 ACRES.

PARCEL NO. 11-11-09-131-023
ADDRESS: 307 N. RIVER ST., YPSILANTI, MI 48198

MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B73381457, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 12-11-2017. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

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

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE
	UTILITY POLE
	GUY WIRE
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
02-22-2018

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

K166

SHEET NO.

1

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Capital Improvements Plan: annual update process



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>City Hall Roof Repalcement</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u></u>	Date Prepared:	<u>2/22/2018</u>
Location	<u>City Hall</u>	Department Priority:	<u>HIGH</u>
	<u></u>	Community Priority:	<u>MEDIUM</u>
Project Status:	<u>RECONSTRUCT</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [NO]		
	Please Identify: <u></u>		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: <u></u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>9/30/2018</u>

Description:

Replace roof on the fourth floor of City Hall including roof on elevator shaft.

Justification:

Roof is leaking and causing water damage throughout City Hall.

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ []	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ [YES]	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year		32,000				32000
Funding Sources		Facilities Capital				0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Roof Replacement Recreation Park Pavillon

Project No	TBD	Department:	PUBLIC SERVICE
Project Title	Roof Replacement Recreation Park Pavillon	Date Prepared:	2/23/2018
Location	Recreation Park	Department Priority:	HIGH
		Community Priority:	HIGH
Project Status:	RECONSTRUCT		
Planning Context:	Is the project part of an adopted program, policy or plan? [NO]		
	Please Identify: _____		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	7/1/2018	Estimated Completion Date:	8/31/2018

Description:

Remove and replace metal roof on the pavillon in Recreation Park

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ []	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ [YES]	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year	15,000					15000
Funding Sources	General Fund					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9062-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>2018 County Road Millage</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>TBD</u>	Department Priority:	<u>HIGH</u>
		Community Priority:	<u>HIGH</u>
Project Status:	<u>REHABILITATE</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: _____		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>10/30/2018</u>

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	10,000	160,000				170000
Funding Sources	Major Streets					
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage	County Road Millage					0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9064-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Maus-Prospect Intersection Rehab</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>Maus-Prospect Intersection</u>	Department Priority:	<u>HIGH</u>
Project Status:	<u>REHABILITATE</u>	Community Priority:	<u>HIGH</u>

Planning Context: Is the project part of an adopted program, policy or plan? [YES]
 Please Identify: TIP/STP-U

Is the City legally obligated to perform this service? [YES]
 Please Identify: Consent Decree with CIL

Estimated Start Date: 7/1/2018 **Estimated Completion Date:** 10/30/2018

Description:

Improve ADA access with improvement to the sidewalk ramps.

Justification:

This road segment was identified by th CIL (Center for Independent Living) as a priority. Improvments to this intersection will complete the rehabilitation of the Prospect Cooridor.

Budget Imact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	27,000	145,000				172000
Funding Sources	Major Streets/STP-U					
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0
						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9063-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>W. Cross-Wallace to City Limits</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>W. Cross-Wallace to City Limits</u>	Department Priority:	<u>MEDIUM</u>
		Community Priority:	<u>MEDIUM</u>
Project Status:	<u>RECONSTRUCT</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>TIP/STP-U</u>		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	<u>4/1/2020</u>	Estimated Completion Date:	<u>10/30/2020</u>

Description:

HMA reconstruction of W. Cross - Wallace west to The City limits; including curb and gutter, sidewalk ramp replacement, traffic calming features and all other related work.

Justification:

This road segment was identified by staff and council as a priority project.

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year		100,000	220,000			320000
Funding Sources	Major Streets/STP-U					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9064-9055-818</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Non-Motorized Improvements</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>Various Location</u>	Department Priority:	<u>MEDIUM</u>
		Community Priority:	<u>MEDIUM</u>
Project Status:	<u>UPGRAGDE</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>Non-Motorized Improvements</u>		
	Is the City legally obligated to perform this service? [YES]		
	Please Identify: <u>SEMCOG/WATS</u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>6/30/2018</u>

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	50,000	50,000	50,000			150000
Funding Sources	Non-Motorized Improvements					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>TBD</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Federal Aide Committee</u>	Date Prepared:	<u>2/12/2018</u>
Location	<u>TBD</u>	Department Priority:	<u>HIGH</u>
Project Status:	<u>Planning</u>	Community Priority:	<u>MEDIUM</u>
Planning Context:	Is the project part of an adopted program, policy or plan? [YES] Please Identify: <u>State Transportation Program-Urban</u> Is the City legally obligated to perform this service? [NO] Please Identify: _____		

Estimated Start Date: 5/1/2019 **Estimated Completion Date:** 10/1/2019

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	25,000	200,000	10,000			235000
Funding Sources	STP-U	STP-U	STP-U			
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No		Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>SAW Grant</u>	Date Prepared:	<u>3/2/2018</u>
Location	<u>Citywide</u>	Department Priority:	<u>HIGH</u>
		Community Priority:	<u>HIGH</u>
Project Status:	<u>REPAIR</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>NPDES MS4 Stormwater Permit</u>		
	Is the City legally obligated to perform this service? [YES]		
	Please Identify: <u>NPDES MS4 Stormwater Permit</u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>6/30/2019</u>

Description:

Evaluate storm water conveyance system, GIS system and create a Storm Water Asset Management Plan

Justification:

Budget Impact:

Ten percent match approximately \$42,000.

Basis of Cost Estimate: Choose one of the following

- | | | | |
|---|-----------------------------------|---|---------------------------------------|
| ☒ [YES] | Cost of comparable Project | ☐ [] | Cost Estimate from Engineer/Architect |
| ☐ [] | Rule of thumb Indicator/Unit Cost | ☒ [YES] | Preliminary Estimate |
| ☐ [] | Ball Park "Guesstimate" | | |

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year	0	\$418,097.51				418097.51
Funding Sources		SAW Grant				0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant		MDEQ SAW Grant				0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget	Request	Request	Request	Request	Request
		17-18	18-19	19-20	20-21	21-22	22-23

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
FACILITY							
414-7-2650-818-00	General						
	City Hall Roof Replacement	(32,000)		0	0	0	0
	Meters	0	(9,000)	0	0	0	0
	Pedestrian Light Poles and Fixtures	0	(6,000)	0	0	0	0
	Recreation Park Roof Replacement	(15,000)	0	0	0	0	0
414-7-2650-818-00 Total		(47,000)	(15,000)	0	0	0	0
414-7-2652-970-03	DPS						
	Aggregate Material Stalls			(30,000)			
	DPS Emergency Generator	0		(35,000)	0	0	0
	DPS Employee Parking Area				(25,000)		
	DPS Garage Sprinkler	0		(60,000)	0	0	0
	DPS HVAC-Admin Building					(12,000)	
	DPS Paved Additional Parking Area					(25,000)	
	Garage Bay Exhaust System	0	0	(25,000)	0	0	0
	Hydraulic Hoist	0	(115,000)	0	0	0	0
	LED Retro Fit for Washington St	0	(25,000)	0	0	0	0
	North Pole Barn Concrete Pad	0	0	(40,000)	0	0	0
	Pavilion Roof		(15,000)				
	Solar Panel	(15,000)	0	0	0	0	0
414-7-2652-970-03 Total		(15,000)	(155,000)	(190,000)	(25,000)	(37,000)	0
414-7-2652-970-04	Fire Department						
	Storage Tank	(160,000)	0	0	0	0	0
414-7-2652-970-04 Total		(160,000)	0	0	0	0	0
414-7-2652-971-20	Fire Department						
	Extension of Solar Array	0	(18,000)	0	0	0	0
414-7-2652-971-20 Total		0	(18,000)	0	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
414-7-3010-818-00	Police						
	Flooring and Carpet	0	(12,250)	0	0	0	0
	Police Locker Room Improvement	0	(5,111)	0	0	0	0
	Report Writing Room	0	(7,395)	0	0	0	0
	YPD Car Port	0	(28,000)	0	0	0	0
414-7-3010-818-00 Total		0	(52,756)	0	0	0	0
414-7-3070-818-00	Fire Department						
	Apparatus Room Drains and Grates(Waiting for accurate quote)+Paint	0	(90,000)	0	0	0	0
	Fire Station Apparatus Upgrade	0	(12,000)	(7,000)	(7,000)	(7,000)	0
414-7-3070-818-00 Total		0	(102,000)	(7,000)	(7,000)	(7,000)	0
FACILITY Total		(222,000)	(342,756)	(197,000)	(32,000)	(44,000)	0
INFRASTRUCTURES							
202-7-9062-975-00	Design Engineering						
	County Road Millage	(10,000)	0	0	0	0	0
202-7-9062-975-00 Total		(10,000)	0	0	0	0	0
202-7-9062-975-02	Construction Engineering						
	County Road Millage	0	(20,000)	(20,000)	0	0	0
202-7-9062-975-02 Total		0	(20,000)	(20,000)	0	0	0
202-7-9062-975-04	Construction						
	County Road Millage	0	(120,000)	(120,000)	0	0	0
202-7-9062-975-04 Total		0	(120,000)	(120,000)	0	0	0
202-7-9063-975-00	Design Engineering						
	W. Cross-Wallace to City Limits	0	(100,000)	(20,000)	0	0	0
202-7-9063-975-00 Total		0	(100,000)	(20,000)	0	0	0
202-7-9063-975-02	Construction Engineering						
	W. Cross-Wallace to City Limits	0	0	(100,000)	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended	Request	Request	Request	Request	Request
		Budget 17-18	18-19	19-20	20-21	21-22	22-23
202-7-9063-975-02 Total		0	0	(100,000)	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
202-7-9063-975-03	Construction MDOT						
	W. Cross-Wallace to City Limits	0	0	(100,000)	0	0	0
202-7-9063-975-03 Total		0	0	(100,000)	0	0	0
202-7-9064-975-00	Design Engineering						
	Maus-Prospect Intersection Rehab	(27,000)	0	0	0	0	0
202-7-9064-975-00 Total		(27,000)	0	0	0	0	0
202-7-9064-975-02	Construction Engineering						
	Maus-Prospect Intersection Rehab	0	(20,000)	0	0	0	0
202-7-9064-975-02 Total		0	(20,000)	0	0	0	0
202-7-9064-975-04	Construction						
	Maus-Prospect Intersection Rehab	0	(125,000)	0	0	0	0
202-7-9064-975-04 Total		0	(125,000)	0	0	0	0
202-7-9067-975-00	Design						
	Federal Aid Committee(FAC)	(25,000)	(25,000)	0	0	0	0
202-7-9067-975-00 Total		(25,000)	(25,000)	0	0	0	0
202-7-9067-975-02	Construction Engineering						
	Federal Aid Committee(FAC)	0	(75,000)	0	0	0	0
202-7-9067-975-02 Total		0	(75,000)	0	0	0	0
202-7-9067-975-03	Construction MDOT						
	Federal Aid Committee(FAC)	0	(100,000)	(10,000)	0	0	0
202-7-9067-975-03 Total		0	(100,000)	(10,000)	0	0	0
202-7-9069-757-00	Operating Supplies						
	Saw Grant	0	(78,000)	0	0	0	0
202-7-9069-757-00 Total		0	(78,000)	0	0	0	0
202-7-9069-818-00	Contractual Service						
	Saw Grant	0	(140,000)	0	0	0	0
202-7-9069-818-00 Total		0	(140,000)	0	0	0	0
202-7-9069-975-00	Design Engineering						

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
202-7-9069-975-00	Saw Grant	0	(200,000)	0	0	0	0
202-7-9069-975-00 Total		0	(200,000)	0	0	0	0
495-7-4443-971-20	Metro Act						
	Ramp Replacement Program	0	(35,000)	(50,000)	(50,000)	0	0
495-7-4443-971-20 Total		0	(35,000)	(50,000)	(50,000)	0	0
495-7-4493-818-00	CDBG						
	Ramp Replacement Program	0	0	(65,000)	(50,000)	0	0
495-7-4493-818-00 Total		0	0	(65,000)	(50,000)	0	0
INFRASTRUCTURES Total		(62,000)	(1,038,000)	(485,000)	(100,000)	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget	Request	Request	Request	Request	Request
		17-18	18-19	19-20	20-21	21-22	22-23

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **Medical Marijuana Provisioning Centers: Increase in Buffer**
Tabled from 3/21/2018



15 March 2018

**Staff Review of Rezoning Application
Medical Marijuana Text Amendments
Provisioning Centers Buffer Increase**

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve a Text Amendment to Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)

SUMMARY

State regulations regarding medical marijuana facilities have recently changed to allow for more commercial operations. This amendment would limit the number of provisioning centers throughout the City by doubling the required buffer between provisioning centers from 500 feet to 1,000 feet.

BACKGROUND

In 2008, the voters of the State of Michigan approved a ballot initiative to legalize medical marijuana, using a caregiver, person-to-person model; Ypsilanti voters supported this ballot measure by over 80%. In 2011, the City of Ypsilanti adopted zoning regulations reflective of that, allowing groups of caregivers to grow under one roof in the M1, M2, WS, and CI zoning districts with a Special Use Permit; and caregivers to connect with patients at dispensaries in the B2, B3, and B4 zoning districts by right.

In 2014, the zoning ordinance shifted to a hybrid form-and-use-based schema. In these new zoning districts, dispensaries were only permitted by-right in C, and not permitted in GC. The State adopted the Medical Marijuana Facilities Licensing Act in late 2016, which permitted fully commercialized medical marijuana facilities under one corporate owner, including grow facilities, provisioning centers (dispensaries), processors, transporters, and testing facilities. In November 2017, Council passed an ordinance opting-in to the MMFLA, allowing up to three grow/processors and seven provisioning centers (dispensaries). Two updates to the zoning code have already been proposed and recommended to Council; one, to permit provisioning centers (dispensaries) as a Special Use in the GC zoning district, and another, generally updating the specific standards and definitions for medical marijuana facilities.

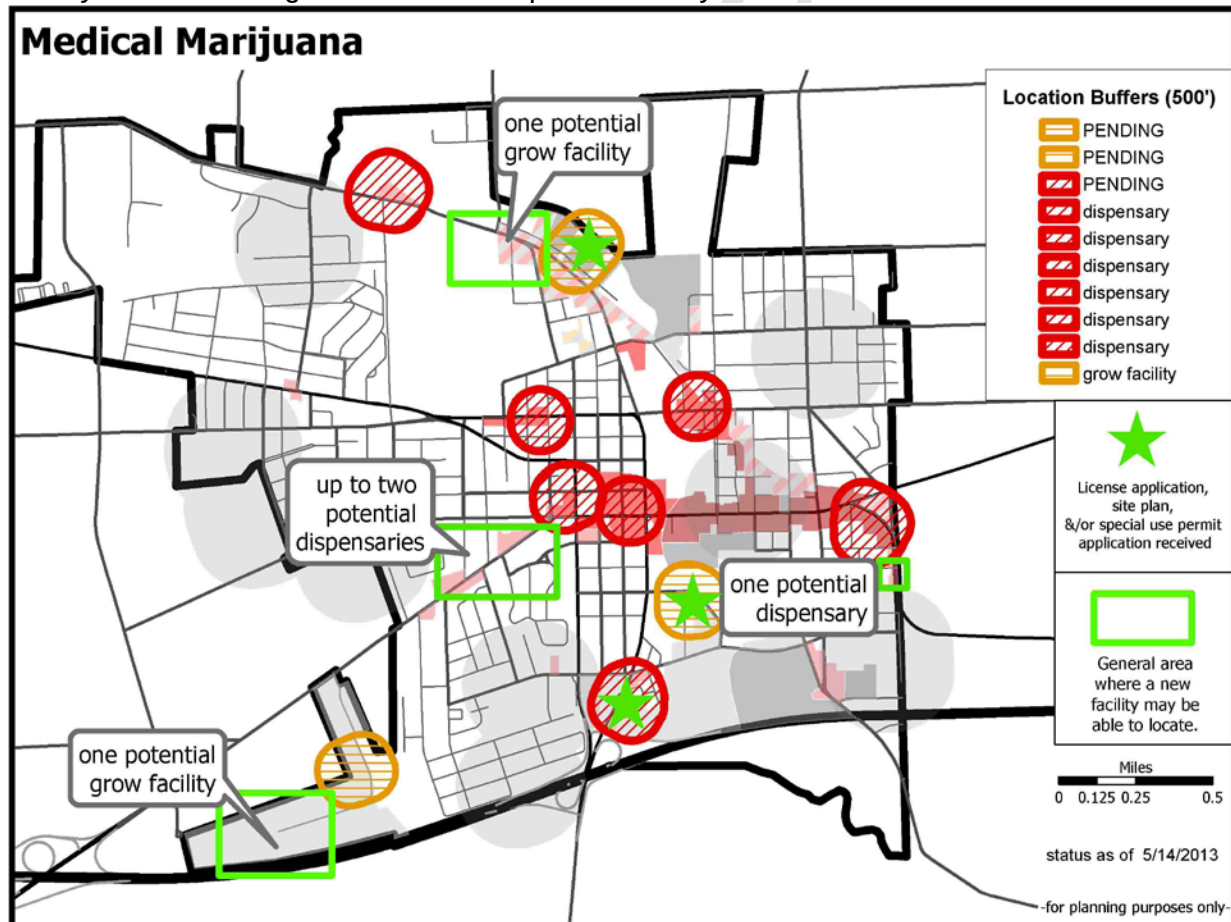
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana zoning

discussion in 2011, and during the more recent zoning discussions in 2017-18, both Planning Commission and City Council have expressed concern about marijuana business density, and the need to ensure a balanced mix of services and goods in our commercial areas. This amendment would reduce density significantly, generally allowing for only one provisioning center per commercial area, without creating significant nonconformities.

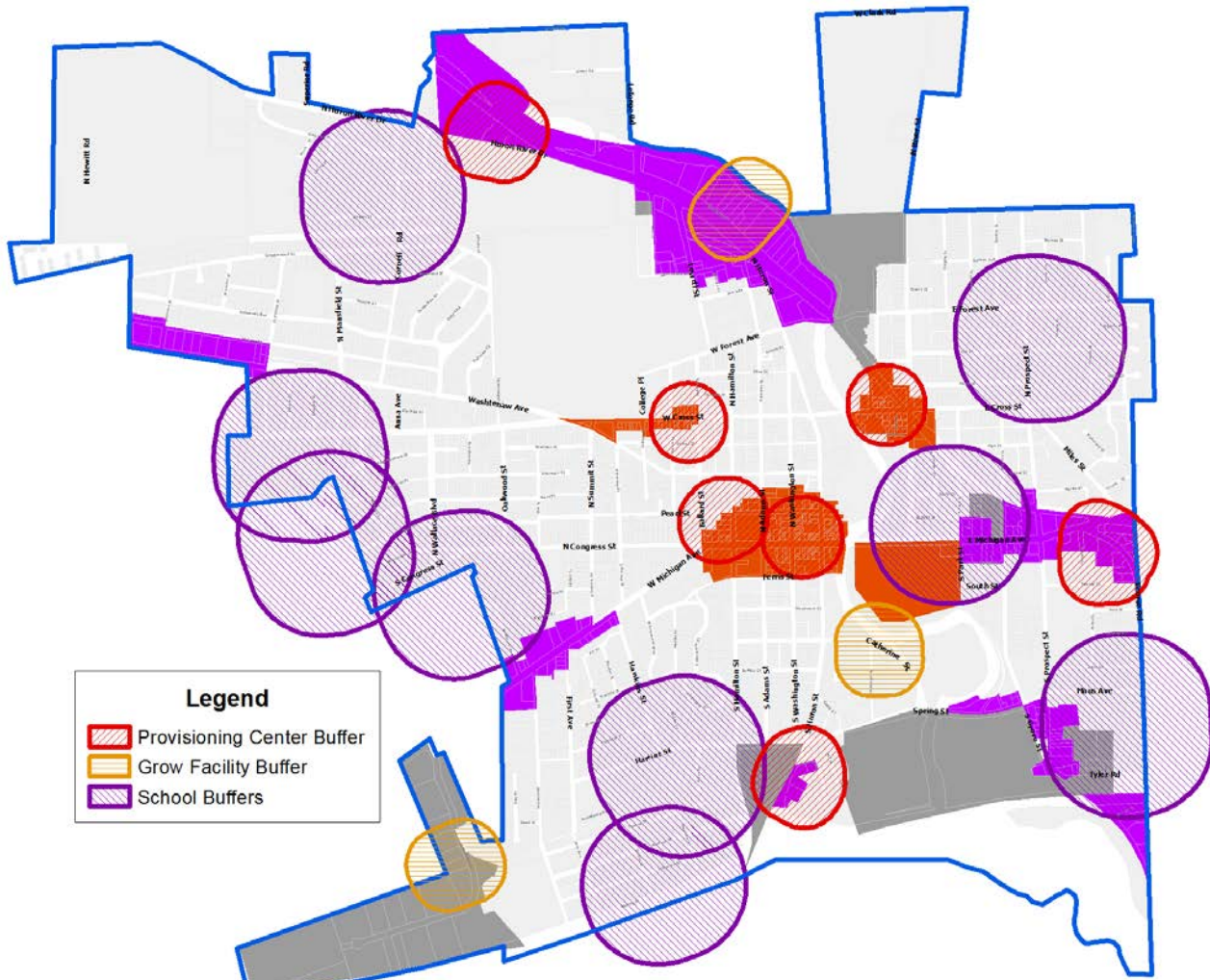
DISCUSSION

When the 2011 zoning amendments permitting dispensaries and grow facilities were adopted, there was no cap on the number of facilities, and the industry was untested and highly stigmatized. A cap on the number of facilities was introduced in 2013, as Council felt the local market was satisfied, and further increases in the number of facilities were unwise due to uncertainty in the State and Federal regulation. Many of these facilities have been operating since 2011; the newest opened in 2013. These facilities have, overall, been in compliance with local ordinances, including permitting on-demand inspections. The crime rate at these businesses is equivalent to other retail &/or industrial businesses.

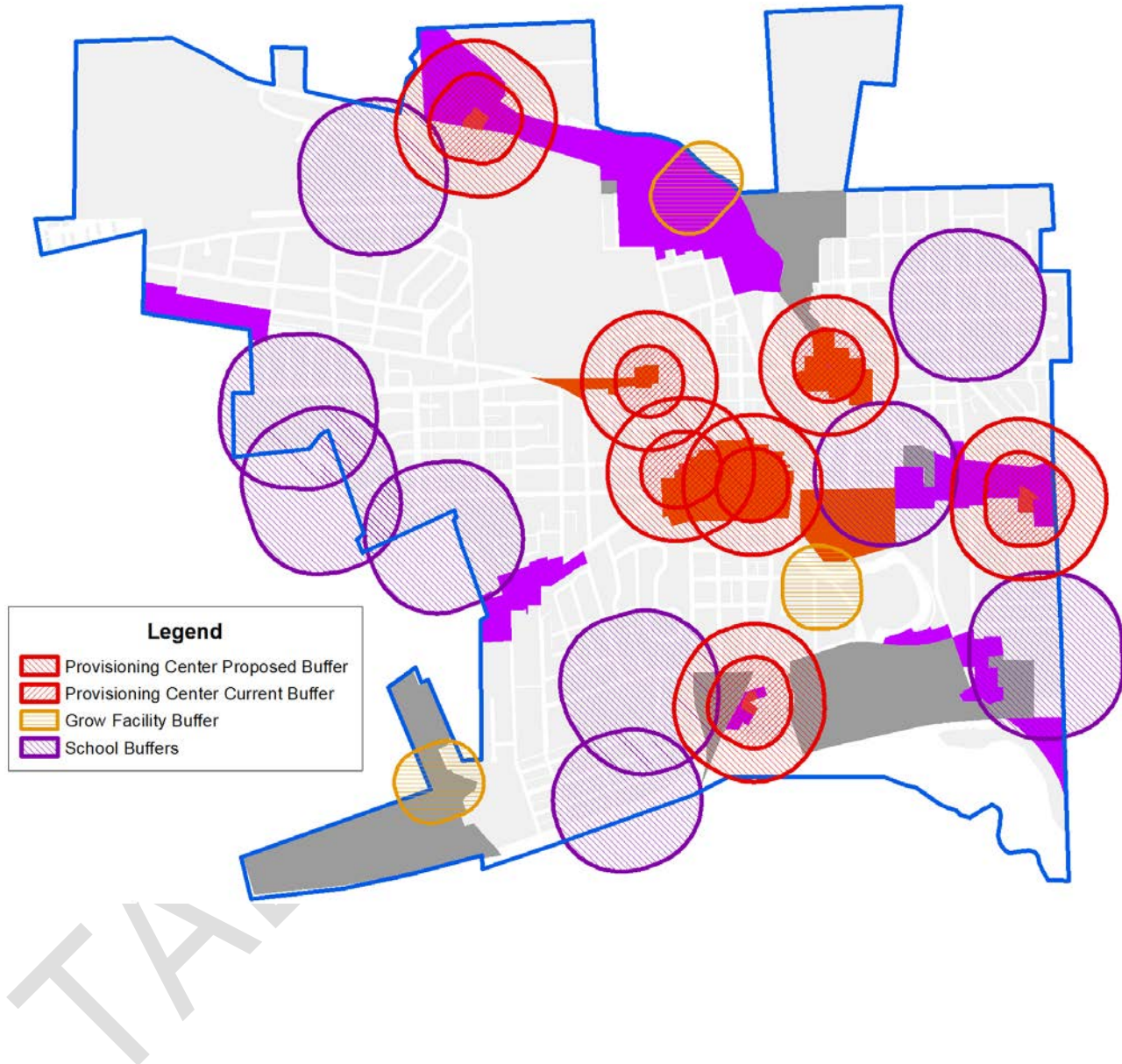
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety of other zoning classifications to predominantly GC.



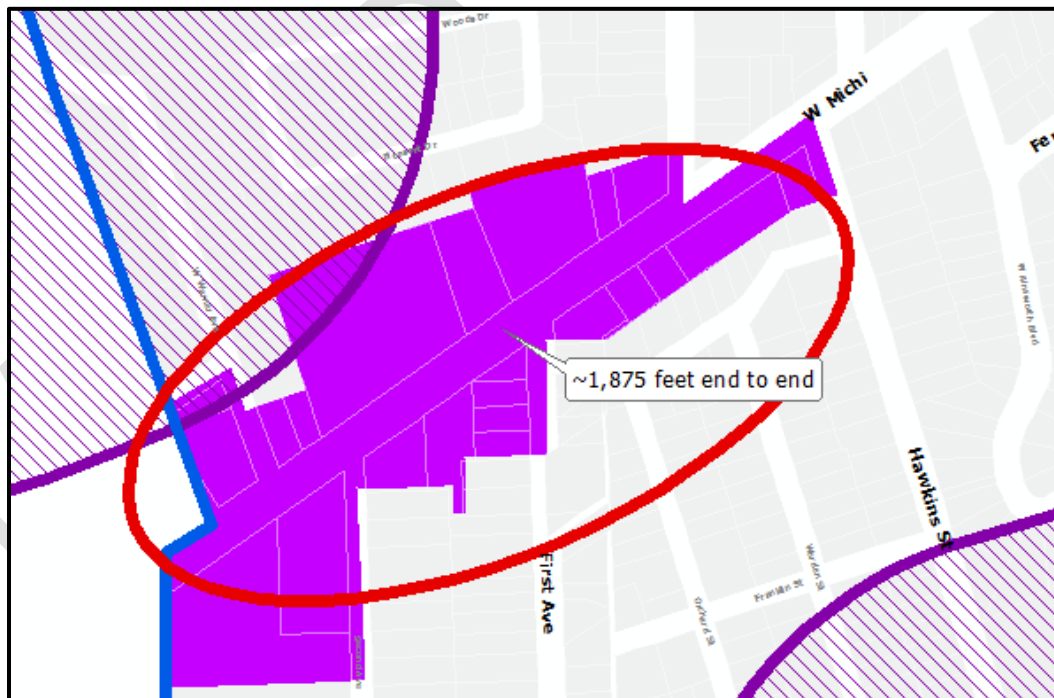
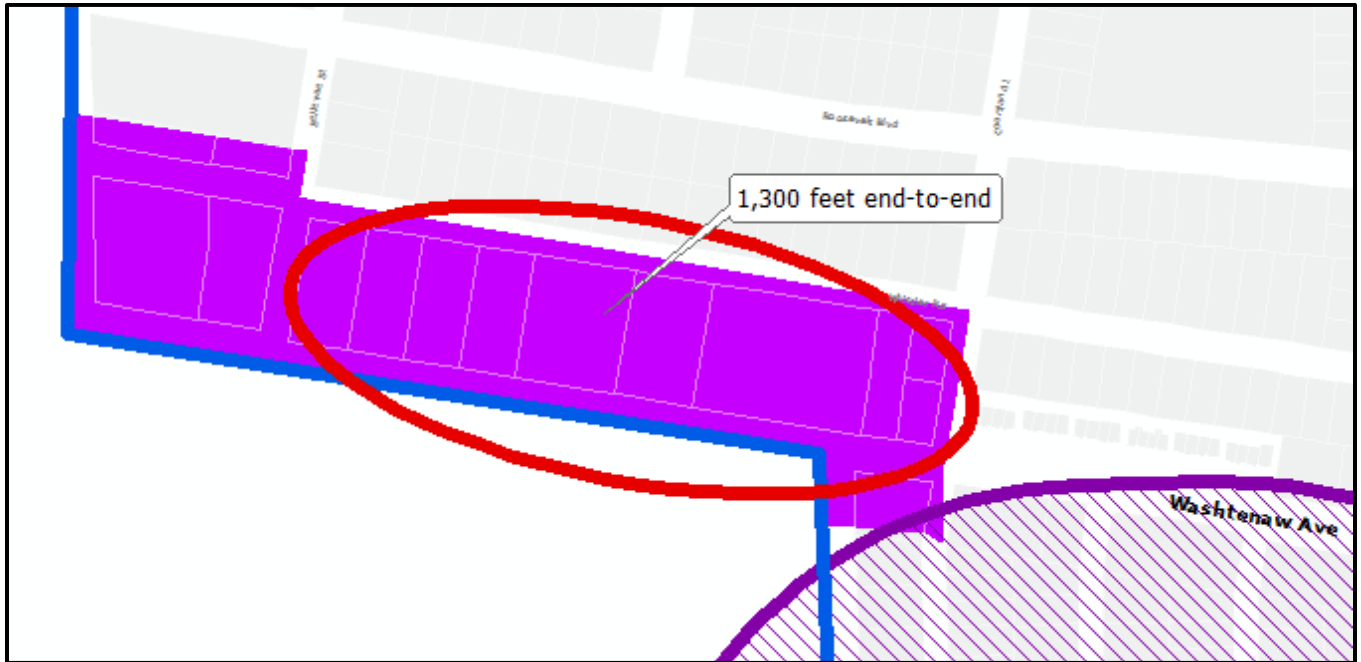
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries as a special use in the GC district. Recall also that Planning Commission has discretion in granting Special Use permits under §122-324.



Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal Solutions is planning to move eastward once rehabilitation is complete at the new location. Commercial locations on Huron River Drive/Railroad St are already fairly constrained due to the location of the railway and river, as well as the large redevelopment site at 800 Lowell, so the expansion would have minimal effect.



Looking more closely at specific areas, Washtenaw realistically could host two provisioning centers (one at each end), and West Michigan potentially two as well- fewer than the three and four, respectively, that would be able to locate there with the smaller buffer. West Michigan, it should be noted, has fewer commercial buildings that could presumably become available for such a venture; there do exist residential buildings that could be converted.



Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)	"Medical Marijuana Provisioning Centers," 122-532(b)(3) (changes proposed 2/21 presumed adopted)
The dispensary shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary or growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed dispensary and lawfully existing dispensary or growing/manufacturing facility is located;	The provisioning center shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana <u>growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center</u> as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;

STANDARDS FOR AMENDMENTS**§122-362(a)**

(a) Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians, without over-investing into a volatile industry.

(2) The rezoning is consistent with description and purpose of the proposed district, and.
This would apply to all Provisioning Centers in all districts.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- "create a safe, diverse, and sustainable city;
- meet the needs of the City's residents for food, fiber, energy, and other natural resources;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
- facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"

By increasing the distance between Provisioning Centers, it reserves space for other businesses to grow and thrive within the City, while still preserving access to medical marijuana.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the long-term potential to do so. In the short-term, it will simply preserve the existing character of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City;
Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or
The proposed change to the zoning ordinance will help maintain residents' access to medical marijuana, as prescribed by their doctor. The ordinance amendment will also help to reduce the potential that relatively volatile medical marijuana businesses might displace existing businesses in less-volatile industries.

(8) The proposed amendment is needed to correct an error or omission in the original text; or
This does not correct an error; it is an amendment due to a changing regulatory environment.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. If the industry continues to grow, it is possible that medical marijuana businesses could reinvest significantly into their businesses. However, it is also possible that the businesses will face increasing regulatory hurdles at the federal level, and medical marijuana still carries some stigma. This amendment would decrease the potential impacts of both any stigma and the potential for an industry collapse due to regulatory issues.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.
The proposed amendment will make nonconforming the two dispensaries in downtown Ypsilanti. However, as noted, Herbal Solutions is in the process of preparing a space to the east that would conform under the new ordinance.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council the **approval** of the proposed text amendment to 122-532(b)(3), "Medical Marijuana Dispensaries Provisioning Centers", with the following findings:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan;
- (2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
- (3) The proposed amendment will protect the health, safety, and general welfare of the public;
- (4) The proposed amendment will address a community need in physical or economic conditions or development practices.

Bonnie Wessler
City Planner, Community & Economic Development Division

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **534 N Huron: Special Use & Site Plan**
Tabled from 4/18/2018



April 11, 2018

**Staff Review of Site Plan & Special Use Application
Party Store Expansion
528-534 N Huron**

GENERAL INFORMATION

Applicant: Tom Tamou
3102 Farmdale Dr.
Sterling Heights, MI 48314

Project: Party Store Expansion-534 N Huron

Application Date: March 21, 2018

Location: Southeast corner of N Huron and W Forest

Zoning: NC-Neighborhood Corridor

Action Requested: Approval of site plan and special use for the expansion of a food store with the sale of alcohol, less than 15,000 sf

Staff Recommendation: Conditional approval

PROJECT AND SITE DESCRIPTION

The total for the three parcels is 0.434 acres; this includes 528 N Huron, 530 N Huron and 534 N Huron St addresses, parcels # 11-11-40-105-022, 11-11-40-105-021 and 11-11-40-105-029 with frontage on N Huron and W Forest. There is an existing ~1,200 square foot commercial building at 530 N Huron that partially encroaches on the 528 N Huron parcel and a ~2,700 square foot commercial building on the 534 N Huron parcel. The parking lot is to the south of 534 N Huron with approximately 19 spaces. There are three curb cuts for access, two on N Huron and one on W Forest. No special use permits or variances have been granted for these properties.

Zoned **NC- Neighborhood Corridor**, which only allows for a food store with the sale of alcohol, less than 15,000 square feet after approval as a special land use. The plans submitted propose a 3,520 square foot addition to the existing 2,774 square foot building for a total of 6,294 square feet at the northwest corner of the parcels with a demolition of the existing structure at 530 N Huron. Parking is proposed to the south of the structure with 20 parking spaces, 1 of which indicated as an accessible parking space. The existing structure is nonconforming in regards to street setbacks on the N Huron and W Forest street sides. The existing northern curb cut on N Huron St will be eliminated and the existing southern curb cut on N Huron St will be moved. The three parcels will need to be combined in

order to accommodate the proposed use as a parking lot cannot be a primary use in Neighborhood Corridor.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site-looking southeast



Figure 4: Google image of site-looking north east from N Huron



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	DPS Yard Multi-family residential	GC- General Corridor CN-Core Neighborhood
EAST	Single Family residential Rehab Center	NC-Neighborhood Corridor NC-Neighborhood Corridor
SOUTH	Single & Multi-family residential	CN-Core Neighborhood
WEST	Single Family residential	NC-Neighborhood Corridor

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: The location, scale, and intensity of the proposed use is compatible with adjacent uses as these uses already exist on the property, the only difference is that they are now to be combined and expanded by about 2,200 sf. The height, location of the buildings will not drastically change. The intensity of

the proposed special use will increase. The times of operation have not been discussed, but are not expected to change. The street setbacks on the existing building at 534 N Huron are existing nonconforming, no change is planned on the W Forest side however the nonconformity is proposed to be increased on the N Huron St side.

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

COMMENTS: The proposed use is the same as what currently exists on the site it is just an expansion of the use and as such it is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, and property or public welfare. Historically houses have always been surrounded by commercial properties in the City. 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 should not be affected. The applicant will need to address screening from the conflicting land uses as staff indicates in the site plan review.

- (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: 534 N Huron has been used as a store since prior to 1927 and the 530 N Huron was constructed back the mid to late 20th century. As mentioned before the height of the building at 534 N Huron will only be increased by 2" thus the height of the structure is similar and the placement on the site will not change for 534 N Huron but 530 N Huron is proposed to be removed and the massing of the structure at the northwest corner of the property will be different. Landscaping will need to be administratively reviewed by staff at a later time. The materials used in construction will be carefully reviewed by the Historic District Commission to ensure compatibility to the area.

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

COMMENTS: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads. Employee traffic can be reasonably expected to be minimal however retail/restaurant traffic may increase and it is unclear as to how often the proposed use will utilize long-wheelbase vehicles, such as box trucks or semi-trucks. The property has a walk score of 78 (very walkable) and a transit score of 41 (some transit).

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

COMMENTS: None are anticipated 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:

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

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 6: Requirements

Note: Staff has reviewed this project under the assumption that all three parcels will be combined. The figures below reflect that.

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
NC: BUILDING TYPE §122-466	Determined by lot size		Single story commercial	Unchanged
LOT REQUIREMENTS				
Width ft	Min 50	Max 300	169.75'	Unchanged
Depth ft	Min 100	Max 300	101.31' at north side 148' at southern 46.9'	Unchanged
Area sf	Min 7,500	Max 90,000	~18,945.7	Unchanged
Coverage %	Min -	Max 60%	~33%	Meets
BUILDING ENVELOPE AND HEIGHT				

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Street setback (front or side) ft	Min 5	Max 15	W Forest: ~1' N Huron: ~0'	Does not meet, existing nonconforming on W. Forest and an extension of the nonconformity on the N Huron St side, <i>variance required</i>
Side setback ft	Min 0	Max -	31' – 35'	Meets
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	~73'	Meets
Frontage buildout %	Min 50	Max 100	~70%	Meets
Height stories	Min 1	Max 1	1 (@17.6')	Meets
PARKING PROVISIONS	Location: Side, street side and rear yard		Street side and rear yards	Meets
PRIVATE FRONTAGES	Required: Commercial		W Forest: none N Huron: partial	Entrance is on the south/parking lot side of the building
Distance between openings (ft)	Min -	Max 2	N Huron: 2.5' to 24.5'	Does not meet
Door recess (ft)	Min -	Max 5	not indicated on plans	Unknown
Ground floor transparency (%)	Min 60	Max -	W Forest: 0% N Huron: 56/1728=3%	Does not meet
Height to bottom of window (ft)	Min -	Max 2.5	6'	Does not meet
Setback from curb (optional awning/gallery) ft	Min 2	Max -	Optional	N/A
Clear depth – awning (ft)	Min 4	Max 10	Optional	N/A
Clear depth – gallery (ft)	Min 8	Max 10	Optional	N/A

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Clear height (ft)	Min 8	Max -	Optional	N/A
Yard requirements	Must be landscaped/pervious, with a path at least 6' wide connecting the building entrance to the sidewalk			~4.5' clear path with the bollards, does not meet <i>Staff note: this will be less of an issue if the building entrance is on the N Huron St side.</i>

Items to be Addressed:

1. Applicant to pursue a variance for the street side setback on N Huron St.
2. Applicant is to comply with the commercial private frontage requirements for the N Huron and W Forest frontages, including transparency.
3. Applicant to provide a path at least 6' wide connecting the building entrance to the public sidewalk.

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 applicant is planning an addition to the existing building at the northwest corner of the parcels and is proposing the demolition of the existing structure at 530 N Huron. Building frontage is on N Huron and W Forest. The building is currently set up with an entrance at the southwest corner of the building. The applicant has proposed to move the entrance several feet to the east so that it is now completely in the rear/south side of the building. The parking lot is to the south of the structure in the street side and rear yards with 20 parking spaces indicated as well as bike parking and a dumpster enclosure at the east side of the parking lot. A generator will be to the east of the building along with a truck loading area. There is an existing split rail fence and a 6' wood privacy fence running the length of 15 W Forest on the east side of the property. The split rail fence appears to be on the applicant's side of the property and the 6' privacy fence on the 15 W Forest side, the privacy fence appears to have some stability issues back in 2016. The area also seems to have some vegetation overgrowth on the applicant's side of the fence at that time. There is no existing or proposed fencing on the south side of the project area.

Items to be Addressed:

1. Applicant to provide screening between the conflicting land uses to the east and south of the site. Screens must be a wall, fence, or landscape buffer at least six (6) feet in height and at least 80% opacity.

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."

Access points for vehicles are at the southern end of the parcels on N Huron and the eastern end of the W Forest side. The existing drive on the east side of the site appears to be in poor condition and the existing striping and pavement for the parking lot are in poor/fair condition. Bikes and pedestrians can also access the site via the curb cuts and the sidewalks on W Forest and N Huron, the sidewalks surrounding the structure appear to be in good condition. The proposed internal walkway to the south of the building is approximately 4.5' due to the proposed installation of the bollards within the walkway. The walkway to the east of the building does not run the full length of the building. This appears to be due to the shape of the existing building on W Forest and the clearance for the access drive. However there is 24' available for the access drive, a 4' pathway may still be possible or this access drive could be signed for loading and emergency access and possibly reduced to accommodate the required walkway. A bus stop for AAATA route 3 stops just to the northwest in front of 202 W Forest. Bike parking is indicated at the southeast section of the lot near the dumpster enclosure and will probably see little use in this area as it is about 125' from the entrance.

Figure 7: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		The entrance does not face the street to which it is addressed.
NC: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None included with plans, not required by staff due to site limitations.
§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)		• 9'x18' parking dimensions proposed, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		Shall provide a van-accessible barrier free space.

§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		A full walkway is not proposed for east side of the building and only a 4.5' clearance on the south walkway, does not meet
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • N Huron: 125' and W Forest: 70', meets • N Huron: 25' and W Forest: 24', meets
	Internal Maneuvering	Minimum of 10' in width		24' – 28', meets
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		No indication that surfacing was an issue on the engineering review, meets
	Drainage	graded and drained to public storm sewers		Insufficient data provided, see engineering letter
	Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot		~2' from the lot to the south, does not meet
	Striping	outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code		Meets
	Wheel Stops	Wheels stops or curbing must be provided		Curbing provided, meets
	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated and meet requirements in 122-609		Photometric and lighting plan provided, see below for more detail
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		Landscaping plans not included, applicant to provide
		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		No trees indicated
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		No plantings indicated
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Applicant to provide screening for the parking at the south lot line
		3'-4' screen 80% opacity where visible from ROW		Does not meet
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets, no landscaping indicated on plans
§122-691	Motor spaces	Other retail uses: 1/250 gross floor area Restaurant: 1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift	Note: Staff figures for the retail and restaurant space and the applicant's figures differ. Applicant to provide proof of figures.	Retail: $4642/250=19$ spaces Restaurant: $122.5/50=3$ spaces 2 employees on largest shift= 2 spaces Total required: 24 spaces, 20 proposed including on accessible space, does not meet, engineering has concerns about the location and access to the accessible parking space
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		4 required, 8 proposed, no indication of type or if they are covered on the plans, also over 100' away from entrance
§122-692	Parking discounts	Transit		115' to closest bus stop, n/a
		Alternative Vehicles		None proposed

		Bicycle		Shower provided, but no indication of covered bike parking in addition to the 4 required spaces. Applicant to provide covered bike parking for 8 bike spaces in addition to the 4 required spaces for a parking discount of 2 spaces.
		PC discretion, special circumstances not listed above		A waiver is requested for an additional 2 parking spaces (8%) due to site constraints
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		5' sidewalks already exist in the ROW and appear in good condition
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		No landscaping plan provided, cannot determine.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'		What appears to be a loading space is provided on the east side of the property at about 10' x 50', engineering requested that it be labeled.

Items to be Addressed:

1. Applicant to move the entrance of the building to the N Huron St side so that it faces the street to which it is addressed.
2. Applicant to provide a van-accessible barrier free space.
3. Applicant to provide a 5' wide or greater walkway from the parking lot to the right-of-way.
4. Applicant to address all conditions as listed in the engineering letter from OHM dated April 10, 2018.

5. Applicant to move the parking area at the south of the lot so that it is the required 10' from the adjacent lot to the south.
6. Applicant to provide screening for the parking at the south lot line
7. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW.
8. Applicant to provide covered bike parking for 8 bike spaces in addition to the 4 required bike spaces for a parking discount of 2 spaces.
9. An 8% wavier is requested from §122-691 for two parking spaces, due to site constraints.

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 is required due to an increase in impervious surface area on site.

Items to be Addressed: See engineering review for details and changes requested on storm water, the accessible parking space, turning radius, landscaping and loading space.

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, walls, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: 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		• Meets • Greater than 0.5 fc at all lot lines • photometric does not indicate the figures all the way to the lot line on the east side of site. • Applicant to ensure that the 3 pole lights on the south are 16' in height or less

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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		No indication of any issue on the engineering review, meets
§122-631 Landscape plan			Applicant to provide a landscape plan for staff review
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Does not meet, applicant to provide
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: N Huron: $170'/30' = 6$ trees		No street trees are provided on W Forest frontage due to space constraints. Waiver requested. 3 street trees may be possible on N Huron, waiver for the remaining 3 due to space constraints.
§122-638 Site Landscaping	10%		Applicant to provide a landscape plan for staff review
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		Screened by building
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Applicant to provide a landscape plan for staff review
	Credit for existing vegetation		None
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Applicant to indicate maintenance plan on the landscape plan
§122-635 Fencing, hedges, walls, berms	NC front and street side yard-no more than 6' in height side and rear yards – max 10'		None proposed in the front or street side yard

Items to be Addressed:

1. Applicant to provide a clearer photometric that indicates the measurements all the way to the lot line on the east side of the site for administrative review.
2. Applicant to shield lights or otherwise ensure lights do not exceed 0.5 fc at all lot lines and to ensure that the 3 pole lights on the south side of the lot are 16' in height or less at final finished height.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height between the conflicting land uses to the east and south of the site.
4. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for 3 trees on N Huron.
5. Applicant to provide three street trees on the N Huron St side of the property.
6. Applicant to provide a landscaping plan.

PHASING

§122-311(i)

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

Phasing is not indicated on the plans.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

All three properties are within the Ypsilanti Historic District. The demolition of the existing building at 530 N Huron will need to be approved by the Historic District Commission as well as the plans for site and building prior to the start of work on this project.

DEPARTMENT OF PUBLIC SERVICES

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

FIRE DEPARTMENT

As applicant is requesting a curbcut closure and changes to parking area circulation, Fire Department review is required. Fire Department has no objection to the proposed changes but would like to ensure that the dumpster remains more than 10' from the structure. The proposed dumpster location is approximately 80' from the structure.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Easily walk, bike, drive or take transit from anywhere. This action brings a larger convenience store/retail space to the City that is a short walk from the bus stop across the street and is walkable.

Great place to do business, especially green and creative. This action may retain existing businesses.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission *table* the Special Use Permit for the Party Store Expansion at 534 N Huron as it's subject to approval of the site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *table* the Site Plan for Party Store Expansion at 534 N Huron subject to the ZBA review of the variance from the street side setback on the N Huron frontage and HDC review of the demolition of 530 N Huron.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
 Applicant
 Architect: JSN AIA



April 10, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 534 N Huron St
Site Plan Review No. 1
OHM Job No. 0094-18-1020

Dear Ms. Wessler:

The applicant is requesting site plan approval for the expansion of an existing commercial store. An existing restaurant will be demolished and added on to the existing commercial store.

We have completed the first site plan review of the plans dated March 3, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are not recommended for approval. The following comments shall be addressed prior to resubmitting plans for approval. Preliminary detailed engineering comments have also been provided for the applicant's benefit to aid in the preparation of the detailed engineering drawings, but do not significantly affect the overall site plan layout.

SITE PLAN REVIEW COMMENTS:

1. The applicant shall provide a preliminary stormwater narrative on the plans that includes an explanation of how the additional impervious surface area will be treated. The narrative shall include a description of the proposed Best Management Practices (BMPs), if any. All BMPs shall be clearly shown and labeled on the plans. The applicant shall also provide preliminary stormwater calculations in accordance with the Washtenaw County Water Resources Commissioner's (WCWRC) Standards.
2. The applicant shall relocate the proposed handicapped parking space to be as close to the main entrance as possible. The applicant shall also dimension the proposed accessible parking space to indicate ADA compliance. In addition, the applicant shall also provide a minimum of one (1) ADA "van-accessible" parking space with a 90-inch wide access aisle to comply with ADA standards.
3. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
4. The applicant shall provide ADA compliant sidewalk ramp details on the plans (i.e. MDOT R-28 series, etc.).
5. The applicant shall provide the bollard detail on the plans. The applicant shall also note that there shall be a minimum of 36-inches between the bollard and the side of the building per ADA standards.
6. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.



7. The applicant shall provide a landscape plan. The applicant shall also overlay the existing and proposed utilities on the landscape plan to ensure that there are no trees directly on any utility lines.
8. The applicant shall label the loading space on the plans.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

1. The applicant shall clarify the location of the proposed building downspouts and how they tie-in to the proposed stormwater management system.
2. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
3. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

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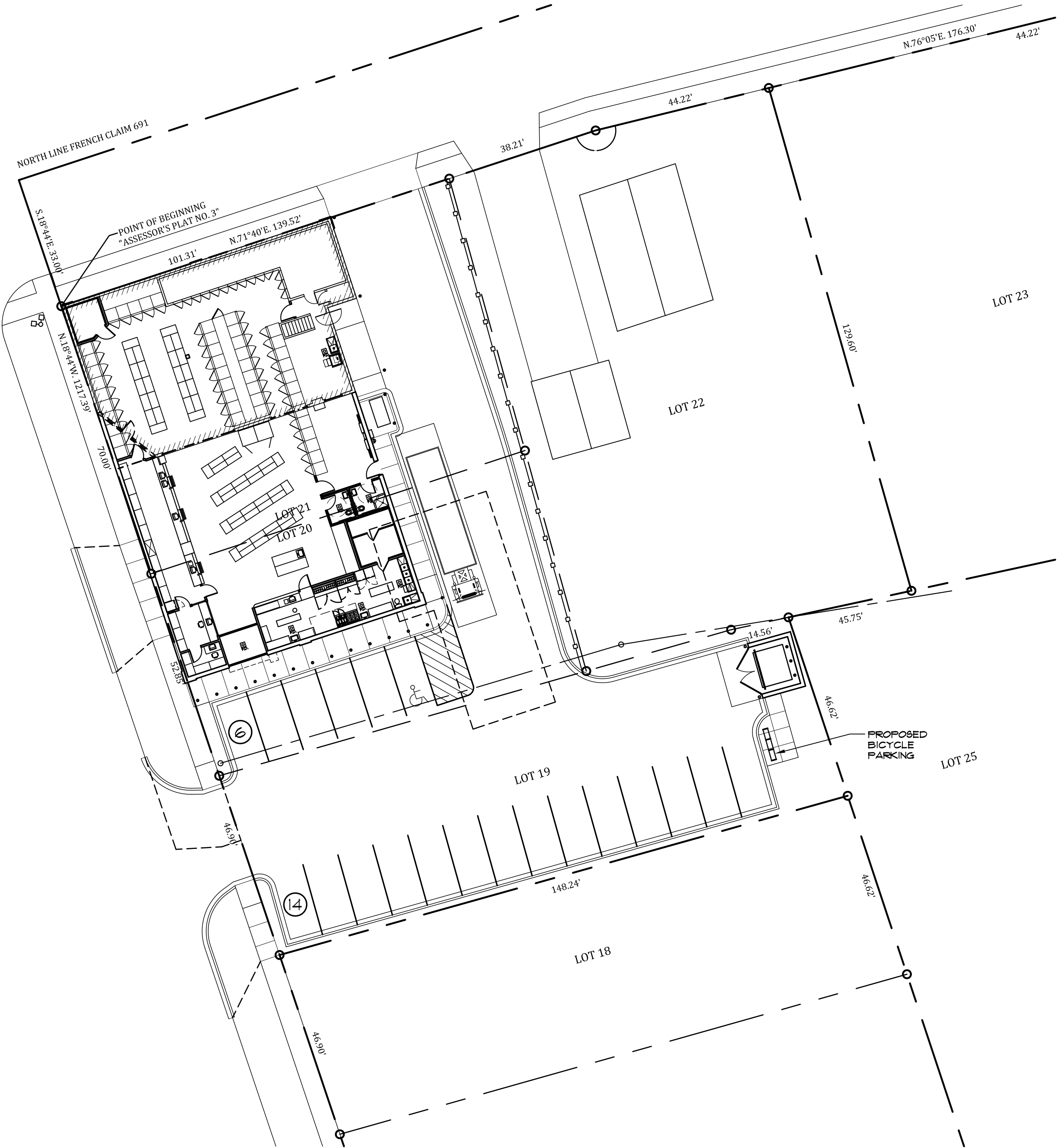
GENERAL NOTES M.B.C. 2015

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE M.B.C. 2015 BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
2. THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODE(S), THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
3. MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED ON THIS PROJECT.
4. ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
5. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
6. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
7. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
8. PROVIDE SAFETY GLAZING IN CONFORMANCE WITH CODE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
11. FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 3000 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT/DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
12. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
13. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3000 P.S.I. FOR FOUNDATION WORK AND FLOOR SLABS WITH 4000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KS1, ASTM 40.
14. STRUCTURAL STEEL = 36 KS1 ASTM GRADE 36.
15. THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE, AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR.
16. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: 16: PHONE, ELEC, GAS, WATER, AND SEWER.
17. LIGHT GAUGE STEEL FRAMING TO CONFORM TO ASTM STANDARDS SPECIFIED.
18. SUPPORT ALL ELECTRICAL EQUIPMENT & WIRING, INCLUDING LOW VOLTAGE WIRING, IN ACCORDANCE WITH ARTICLE 300-II AND ARTICLES 125 THROUGH 230 OF THE NEC.

CODE ANALYSIS (I.B.C./ M.B.C. 2015)

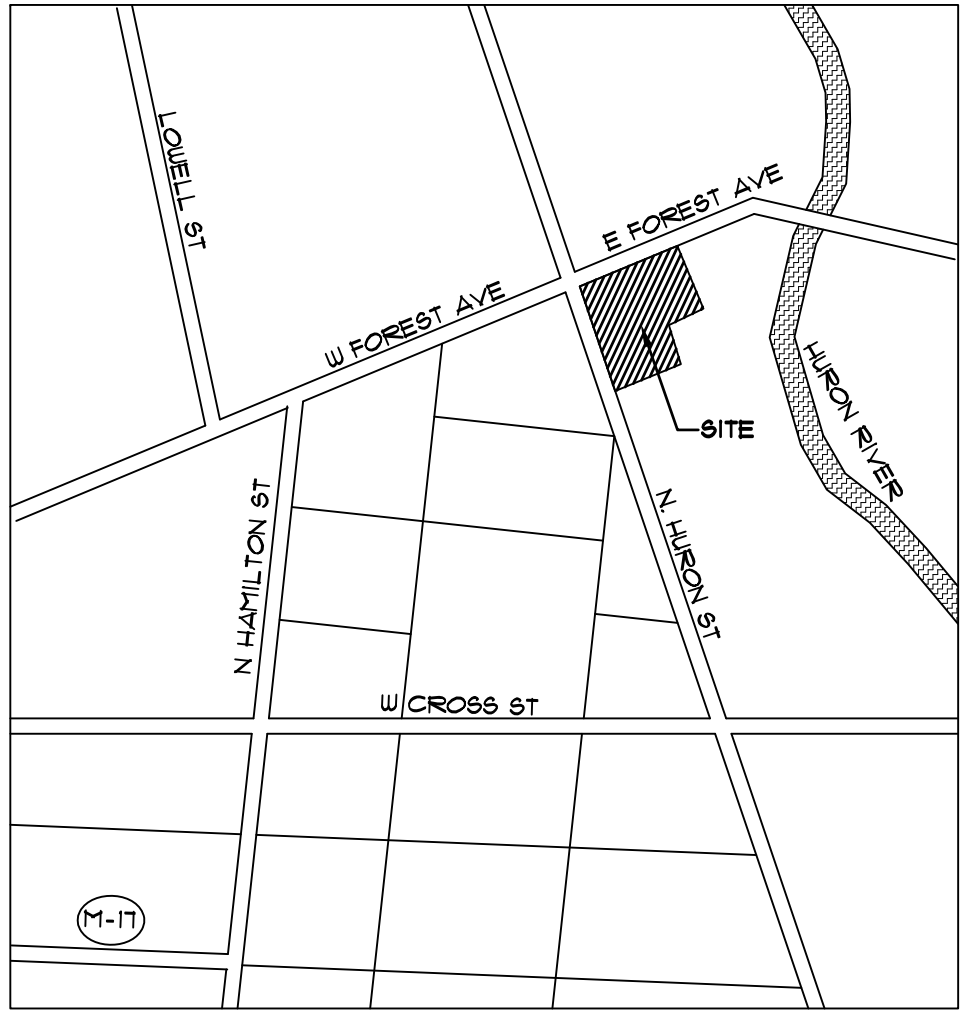
CHAPTER - 3	USE AND OCCUPANCY CLASSIFICATION 3021 CLASSIFICATION USE GROUP(S): M (MERCANTILE)
CHAPTER - 5	GENERAL BUILDING HEIGHTS AND AREAS SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.
CHAPTER - 6	TYPE(S) OF CONSTRUCTION TYPE V-B (5-B), SPRINKLERED
CHAPTER - 7	FIRE AND SMOKE PROTECTIVE FEATURES FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.
CHAPTER - 8	INTERIOR FINISHES ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.3. CLASS 'C' FOR INTERIOR ROOMS & CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOMS.
CHAPTER - 10	MEANS OF EGRESS SECTION 1004 OCCUPANT LOAD FOR PROPOSED USE(S) (TABLE 1004.1.2) M' USE: 2,422 SF. STORAGE/ STOCK AREA * 1/300 GROSS * 8 OCCUPANT(S) 3,812 SF. RETAIL AREA * 1/60 GROSS * 63 OCCUPANT(S) TOTAL = 73 OCCUPANT(S) DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO BARRIER FREE REQUIREMENTS. MEANS OF EGRESS REQUIREMENTS FOR THE EXISTING BUILDING TO REMAIN HAVE BEEN MET BOTH WITHIN THE EXISTING SPACE(S) AND HAVE BEEN DETERMINED TO BE ADEQUATE AS PART OF THE ORIGINAL PERMIT APPROVAL.
CHAPTER - 11	ACCESSIBILITY ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.
CHAPTER - 12	INTERIOR ENVIRONMENT
SECTION 1205	THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.
SECTION 1203	EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY.
A.D.A.	APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

THE AMERICANS WITH DISABILITIES ACT PROVIDES THAT IT IS A VIOLATION OF THE ADA TO CONSTRUCT A FACILITY FOR FIRST OCCUPANCY LATER THAN JANUARY 26, 1993, THAT DOES NOT MEET THE ACCESSIBILITY AND USABILITY REQUIREMENTS OF THE ADA, EXCEPT WHERE AN ENTITY CAN DEMONSTRATE THAT IT IS STRUCTURALLY IMPRACTICAL TO MEET SUCH REQUIREMENTS. TENANT AND LANDLORD ACKNOWLEDGE THAT THESE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT, THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT YOU GUARANTEE THAT THE TENANT LEASED SPACE COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THAT THE DESIGN OF ANY COMPONENT IN THE TENANT LEASED SPACE WILL MEET THE REQUIREMENTS OF THE ADA IF THEY HAVE NOT BEEN SUBMITTED TO THE ARCHITECT FOR REVIEW.



PROPOSED SITE PLAN

SCALE: 1"=20'-0"



LOCATION MAP

SCALE: N.T.S.

CURRENT ZONING

ZONED: NC (NEIGHBORHOOD CORRIDOR)

CODE ANALYSIS

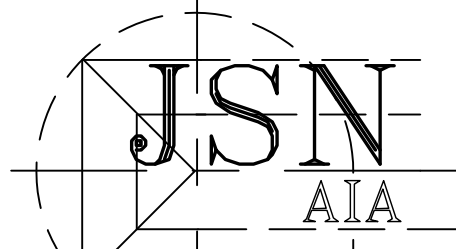
CODE(S): M.B.C. 2015
CONST. TYPE: V-B (5-B)
STORIES OF BUILDING: ONE (1)
USE GROUP(S): 'M'
BUILDING AREA: 6,294 SQ. FT.
OCCUPANCY: 73

PARKING ANALYSIS

TOTAL GROSS AREA (FOOTPRINT) = 6,294 SQ. FT.
CONVENIENCE STORE: 6,294 SQ. FT. (GROSS AREA)
CONVENIENCE STORE W/ CARRY-OUT PIZZA
RETAIL * 1 SP. PER 250 SF.
3,812 SF. / 250 = 15.48, THEREFORE 16 SPACES
STAFF * 1 SP. PER EMPLOYEE (LARGEST SHIFT)
CONV. STORE: 2 EMPLOYEES = 2 SPACES
CARRY-OUT (PIZZA): 2 EMPLOYEES = 2 SPACES
TOTAL = 20 SPACES REQUIRED

PARKING REDUCTION(S):
BICYCLE(S) * 1 SPACE FOR EVERY 4 BICYCLE SPACES
8 BIKE SPACES / 4 = 2 SPACE REDUCTION
BICYCLE(S) * 4 SPACE(S) FOR PROVISION OF EMPLOYEE SHOWER
EMPLOYEE SHOWER = 4 SPACE REDUCTION
TOTAL = 6 SPACE REDUCTION

PARKING TOTAL(S):
20 (CONV. STORE) - 6 (REDUCTIONS)
TOTAL = 14 SPACES REQUIRED
TOTAL (PROVIDED) = 20 SPACES (PROPOSED)



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: STORE-- 534 N. HURON STREET

534 N. HURON STREET
TAYLOR, MI 48187

OWNER: TOM TAMOU

Sheet Title:

PROPOSED
SITE PLAN,
LOCATION
MAP, NOTE(S)
& ANALYSIS

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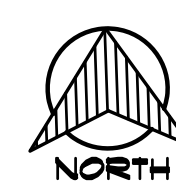
Date: 08/21/17
Drawn by: LDN, MLC

Project Number:

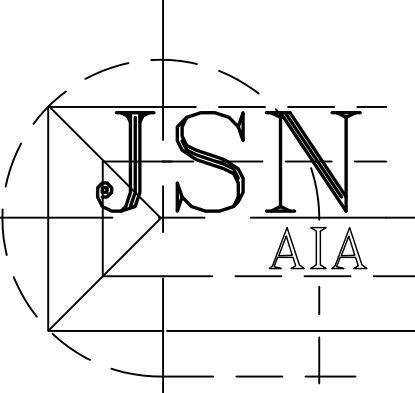
17054

Sheet Number:

S-1



EXISTING/ CONTEXTUAL SITE PLAN
NEIGHBORHOOD/ CONTEXT
SCALE: 1" = 40'-0"



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

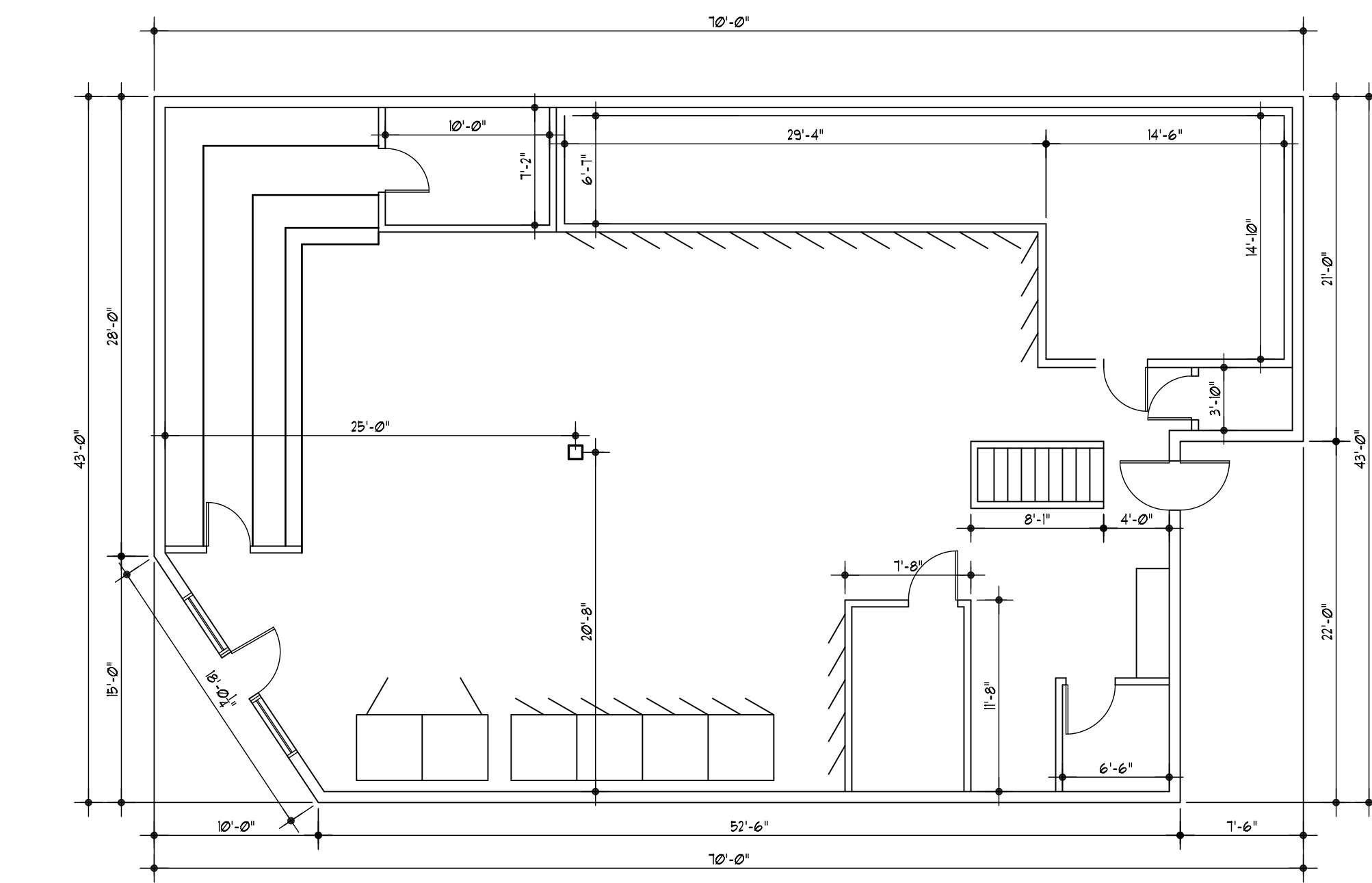
Revisions:	
DATE	DESCRIPTION
08/21/17	REVIEW
03/21/18	P.C. REVIEW

Project Name: **STORE- 534 N. HURON STREET**
534 N. HURON STREET
TAYSLANT, MI 48187
OWNER: **TOM TAMOU**

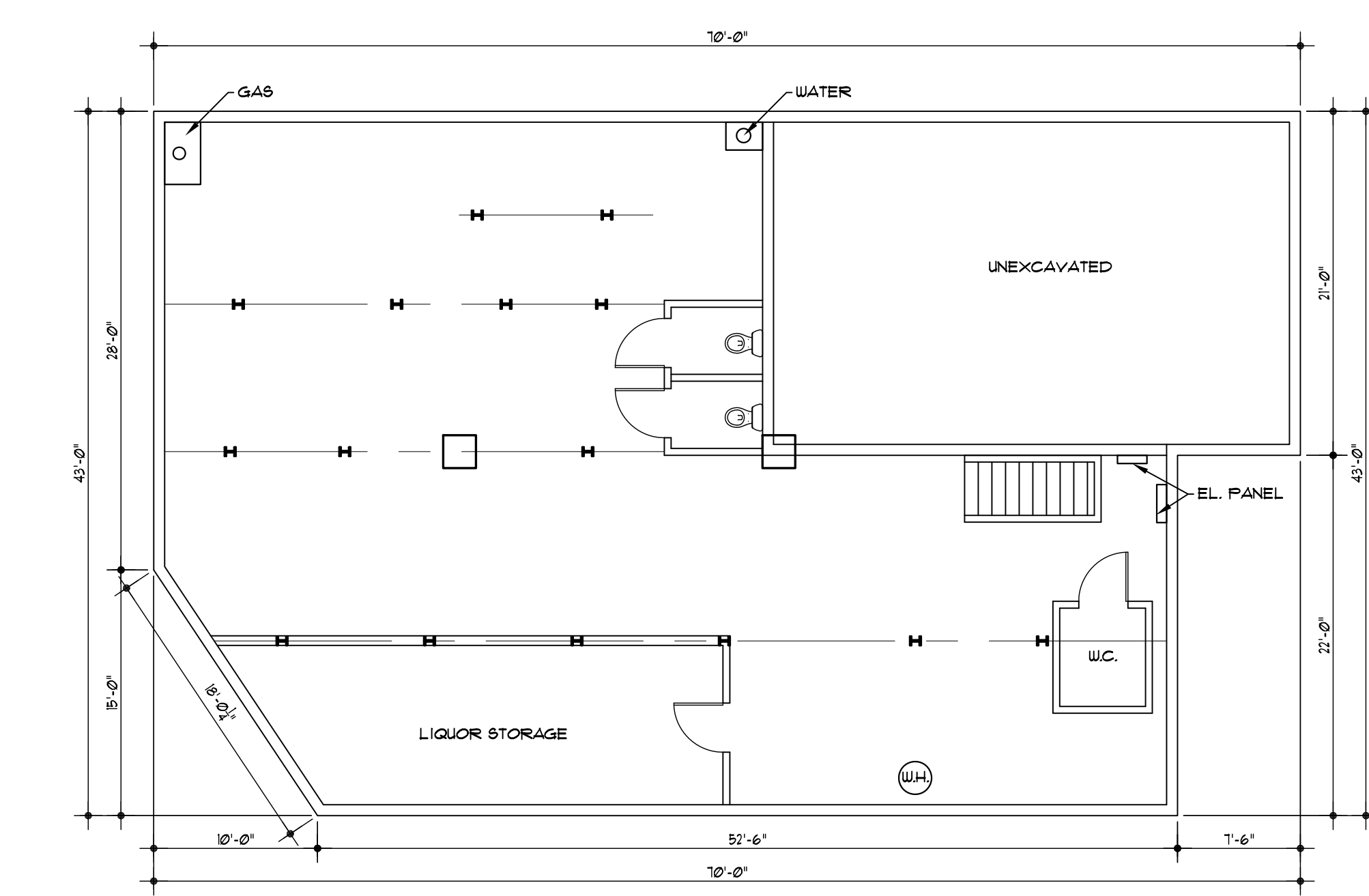
Sheet Title:
**EXISTING /
CONTEXTUAL
SITE PLAN**

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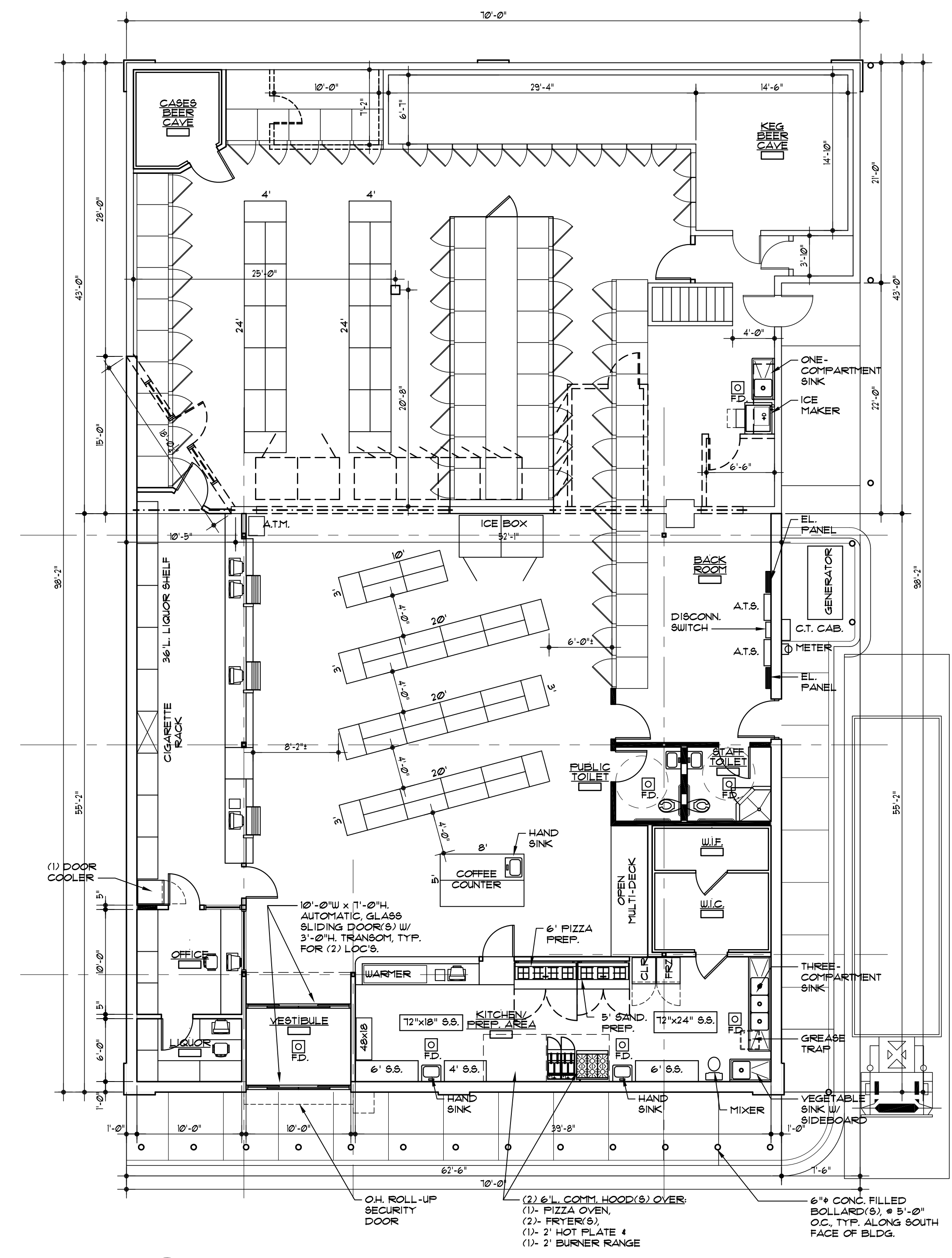
Date: 08/21/17
Drawn by: LDN, MLC
Project Number:
17054
Sheet Number:
S-2



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

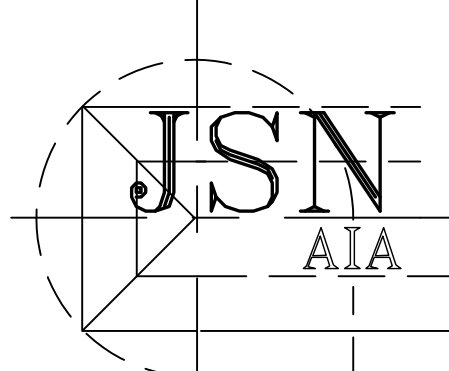


EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREA ANALYSIS	
EXISTING BUILDING:	2,114 S.F.
PROPOSED ADDITION:	3,520 S.F.
NEW BUILDING TOTAL:	6,294 S.F.
RESTAURANT:	139 S.F.
STORE:	5,595 S.F.



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Revisions:	
DATE	DESCRIPTION
02/19/18	REVIEW
02/27/18	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/27/18	P.C. REVIEW

Project Name: **STORE- 534 N. HURON STREET**
534 N. HURON STREET
TAYLOR, MI 48187

OWNER: **TOM TAMOU**

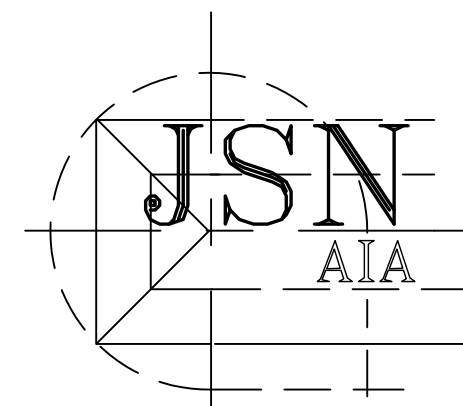
Sheet Title:
EXISTING & PROPOSED FLOOR PLAN(S)

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Date: 02/19/18
Drawn by: LDN, MLC

Project Number:
17054

Sheet Number:
A-1



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: **STORE- 534 N. HURON STREET**

534 N. HURON STREET
TAYSLANT, MI 48187

OWNER: **TOM TAMOU**

Sheet Title:

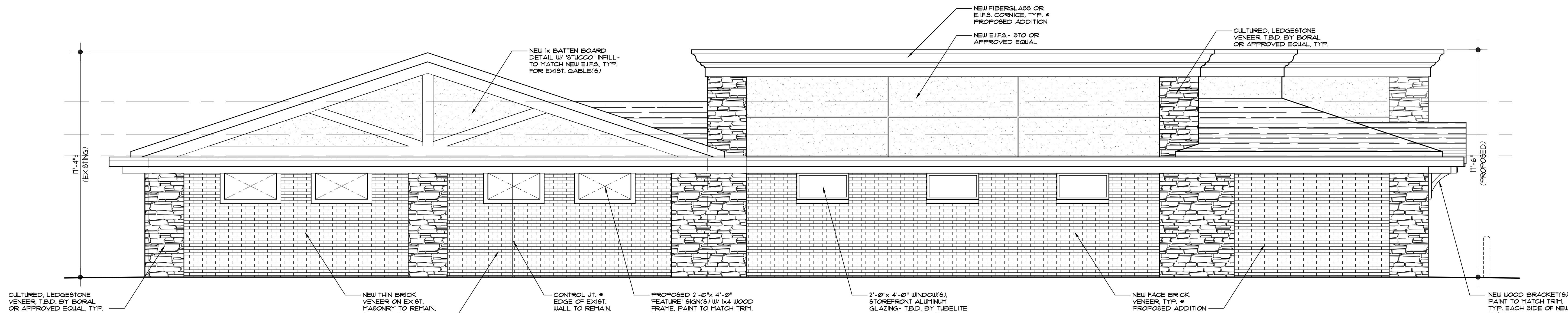
**PROPOSED
ELEVATIONS**

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Date: 03/12/18
Drawn by: CH, MLC

Project Number:
17054

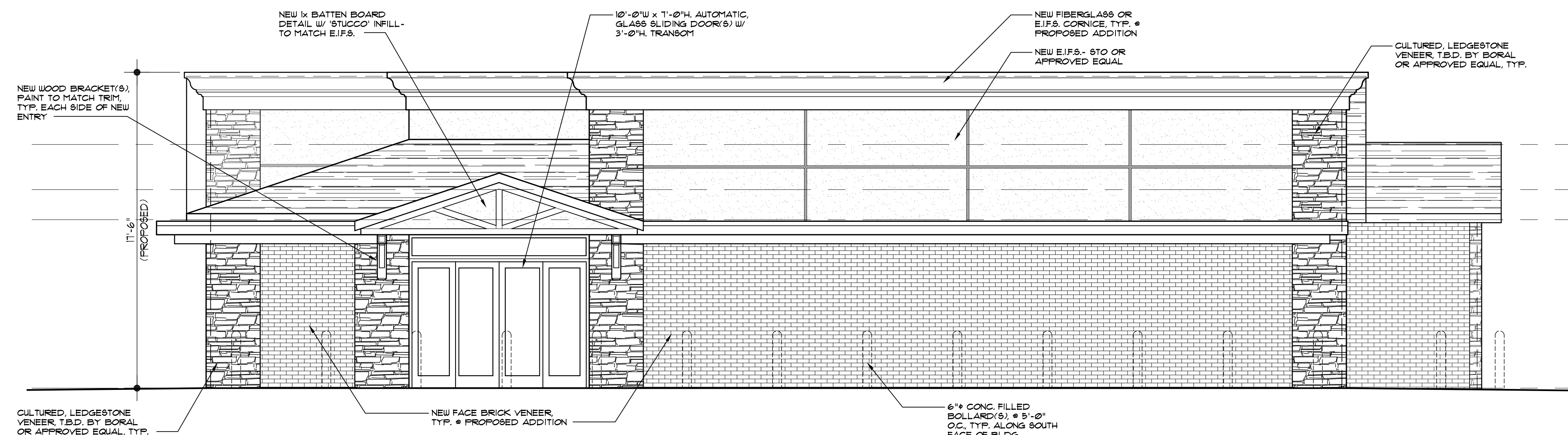
Sheet Number:
A-3



WEST ('FRONT') ELEVATION

N. HURON STREET-SIDE ELEV.

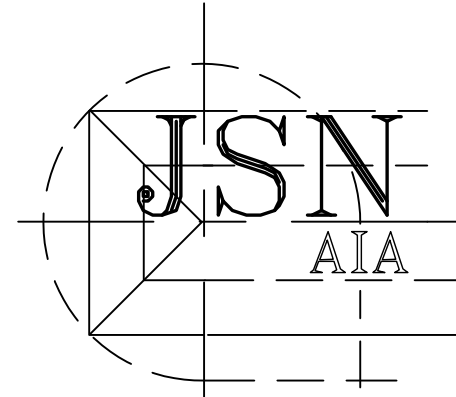
SCALE: 1/4"=1'-0"



SOUTH ('SIDE') ELEVATION

PARKING SIDE ELEV.

SCALE: 1/4"=1'-0"



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: **STORE-- 534 N. HURON STREET**

534 N. HURON STREET
TAYSLANT, MI 48187

OWNER: **TOM TAMOU**

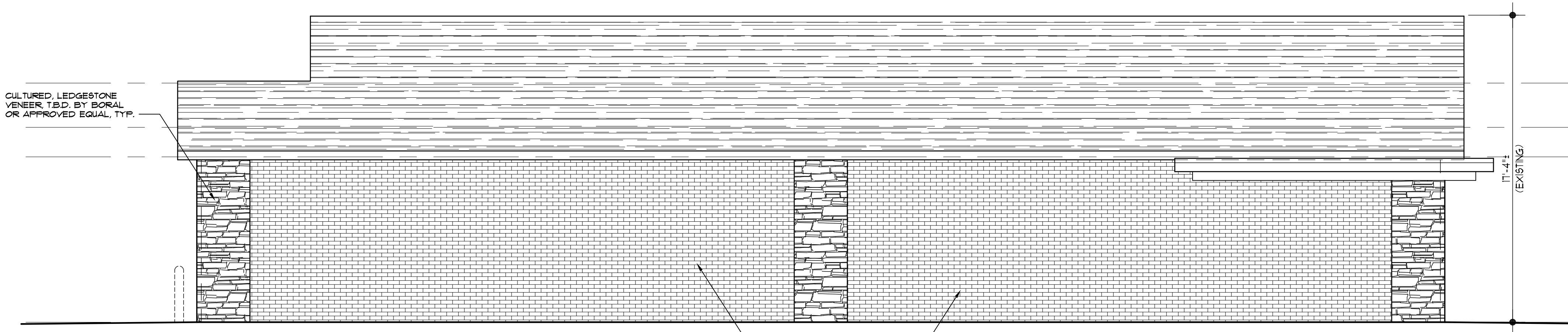
Sheet Title:
PROPOSED ELEVATIONS

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Date: 03/16/18
Drawn by: MLC

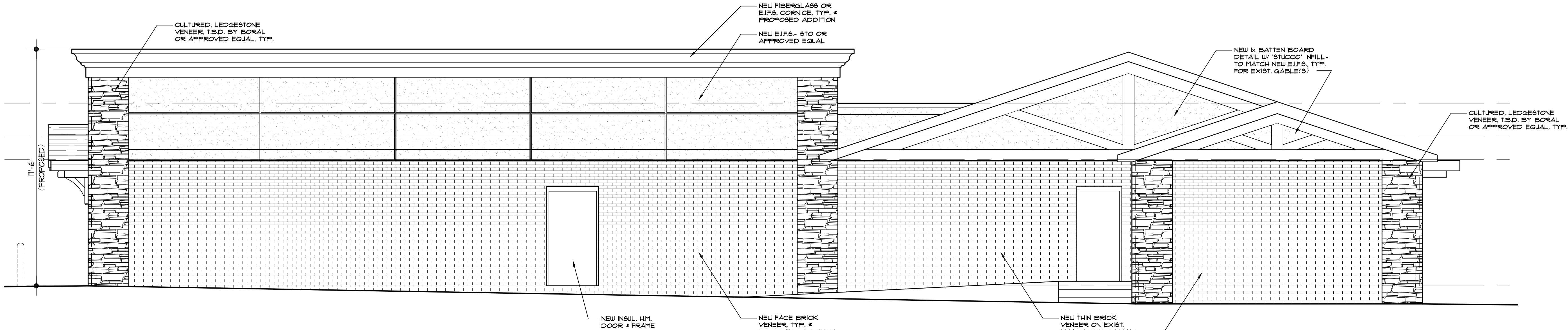
Project Number:
17054

Sheet Number:
A-4



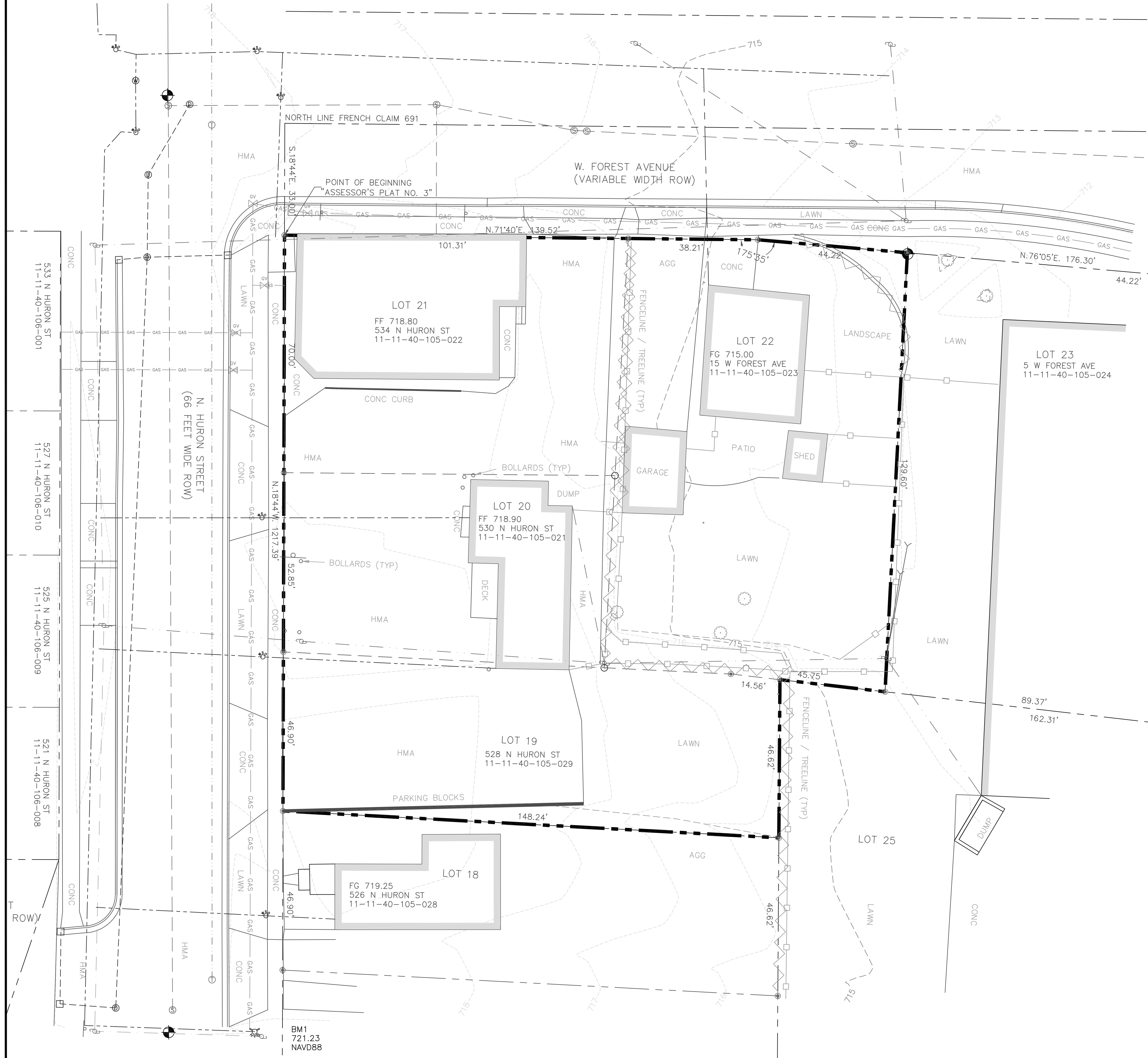
NORTH ('SIDE') ELEVATION

W. FOREST STREET-SIDE ELEV. SCALE: 1/4"=1'-0"



EAST ('REAR') ELEVATION

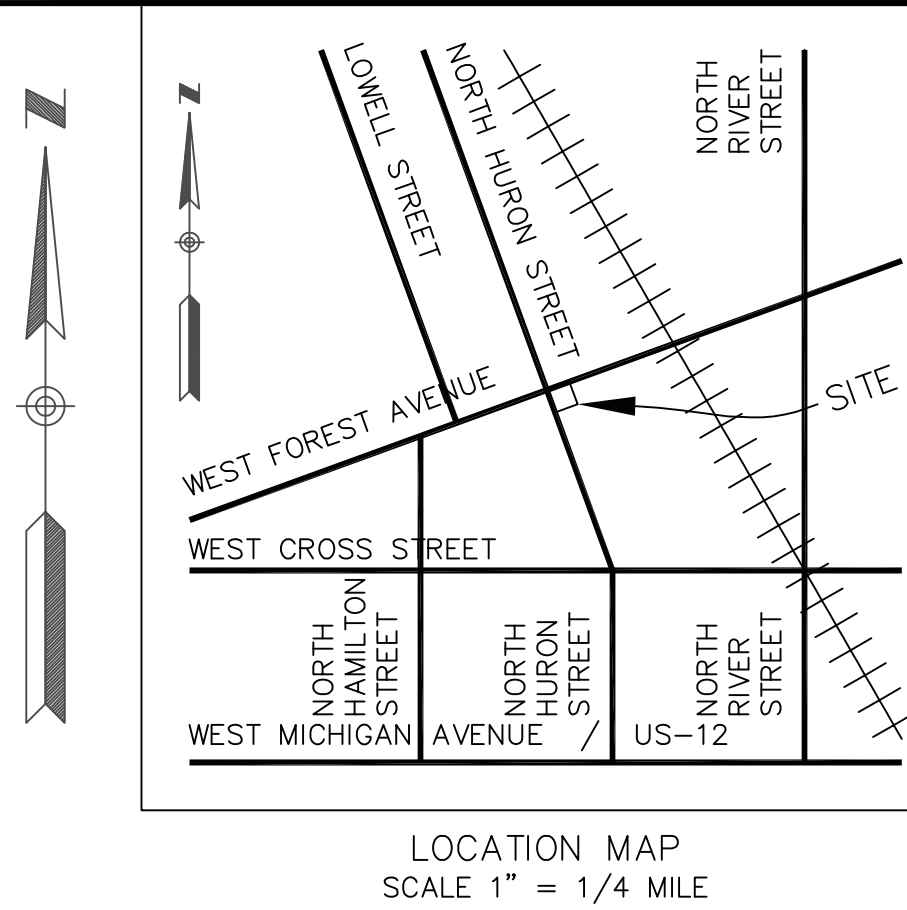
SCALE: 1/4"=1'-0"



FLOODPLAIN STATEMENT
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 26161C0426E
EFFECTIVE DATE APRIL 3, 2012
INDICATES THE SUBJECT PROPERTY IS NOT
WITHIN DESIGNATED FLOOD HAZARD AREAS.

SOIL CONDITIONS
NATURAL RESOURCES CONSERVATION SERVICE
WWW.NCRS.USDA.GOV WEB SOIL SURVEY
100% STB, ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

WETLANDS STATEMENT
NATIONAL WETLANDS INVENTORY
WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML
DOES NOT INDICATE WETLANDS ON THE SUBJECT PROPERTY.
HURON CONSULTANTS FOUND NO ONSITE INDICATION OF WETLANDS.



BENCHMARK
721.23 NAVD88
ARROW ON HYDRANT, NEAR THE
SOUTHWEST PROPERTY CORNER
OF HOUSE

LEGAL DESCRIPTION
TAX PARCEL IDS:
11-11-40-105-029 LOT 19
11-11-40-105-021 LOT 20
11-11-40-105-022 LOT 21
11-11-40-105-023 LOT 22

LOTS 19-22 OF "ASSESSOR'S PLAT
NO. 3" - CITY OF YPSILANTI BEING
PART OF FRENCH CLAIM NO. 691

Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL EXISTING
UTILITIES LOCATION AND DEPTH WITHIN
THE PROJECT AREA SHALL BE FIELD
VERIFIED. CALL MISS DIG SYSTEM 3
WORKING DAYS PRIOR TO
CONSTRUCTION.

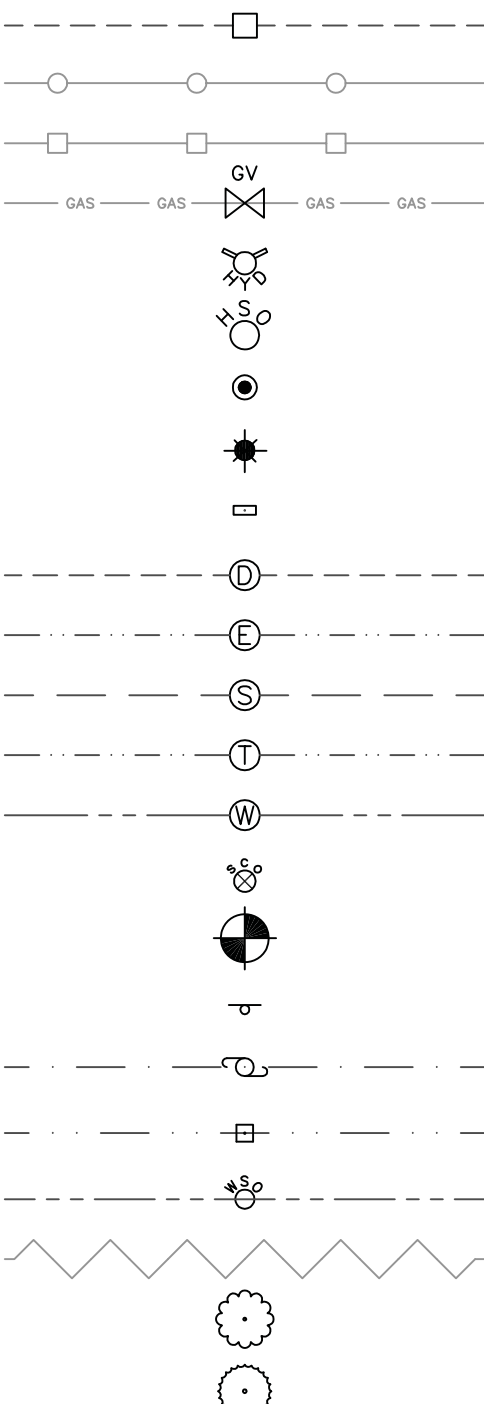
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LEGEND

- CATCH BASIN - DRAIN
- FENCE - CHAIN LINK
- FENCE - WOOD
- GAS VALVE - PIPELINE
- HYDRANT
- HYDRANT SHUTOFF
- IRON/PROPERTY CORNER
- LIGHT POLE
- MAILBOX
- MANHOLE - DRAIN
- MANHOLE - ELECTRIC
- MANHOLE - SEWER
- MANHOLE - TELEPHONE
- MANHOLE - WATER
- SANITARY CLEANOUT
- SECTION CORNER/MONUMENT
- SIGN
- UTILITY POLE/O.H.UTIL
- UTILITY BOX/U.G.UTIL
- WATER - SHUT-OFF
- TREELINE
- TREE - DECIDUOUS
- TREE - PINE



HURON CONSULTANTS
ENGINEERS & SCIENTISTS

3811 24th Ave. Suite A
Fort Gratiot, MI 48059
TEL: (810) 966-0680
FAX: (810) 966-0681

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CLIENT NAME:

TAMOU'S ELECTRICAL CONTRACTORS

8541 KENWOOD
OAK PARK, MI 48237
TEL: (810) 560-9665
FAX: (586) 803-9700

3 WORKING DAYS
800-482-7171

PROJECT NAME:

YPSILANTI SITE PLAN

LOTS 19-22 OF
"ASSESSOR'S PLAT NO 3"

TOPOGRAPHIC SURVEY

PROJECT LOCATION:
PART OF FRENCH CLAIM 691
T. 3 S., R. 7 E.
CITY OF YPSILANTI
WASHTENAW COUNTY

Drawn By: EJO
Checked By: DSM
Approved By: EJO

REVISIONS:

2018-03-15 TOPO SURVEY

SCALE VERIFICATION:

0 0.5 1
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:

1/16" = 1'

HC PROJECT NO:

17-12027

HC DRAWING NO:

17-12027TP

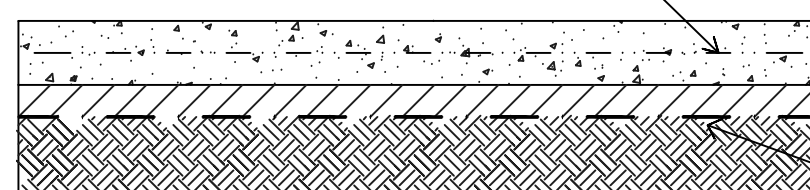
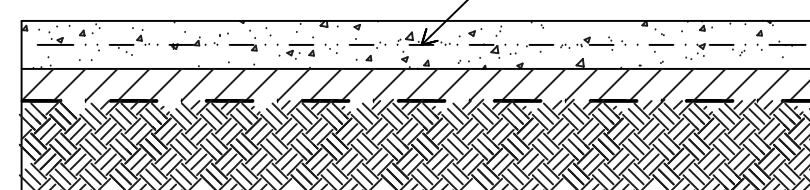
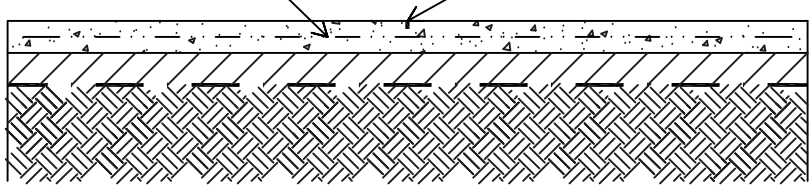
SHEET:

1

W2.9 (NOMINAL DIAMETER 0.192")
WIRE MESH, 4" CENTER TO CENTER
LONGITUDINAL AND TRANSVERSE

1" SAWCUT FOR AESTHETIC JOINT PATTERNS
TYPICAL FOR ALL CONCRETE SIDEWALK PAVEMENTS
NOT APPLICABLE TO PARKING LOT PAVEMENTS

W2.9 (NOMINAL DIAMETER 0.192") WIRE MESH 4" CENTER TO
CENTER LONGITUDINAL AND TRANSVERSE WIRE SPACING



28 DAY 3500 PSI CONCRETE (TYP)
9"
4"
HMA CRUSHED & SHAPED AGGREGATE
OR MDOT 21AA CRUSHED LIMESTONE
OR MDOT 22A CRUSHED LIMESTONE (TYP)
NONWOVEN GEOTEXTILE SEPARATOR
(TYP ALL PAVEMENT SECTIONS)
COMPACTED UNDISTURBED EARTH OR FILL (TYP)

4" Concrete Pavement Detail
(Ex and Pr Sidewalks, No Scale)

6" Concrete Pavement Detail
(Dumpster Pad, Onsite Concrete, No Scale)

9" Concrete Pavement Detail
(Right-of-way Approaches, No Scale)

FLOODPLAIN STATEMENT

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 26161C0426E
EFFECTIVE DATE APRIL 3, 2012
INDICATES THE SUBJECT PROPERTY IS NOT
WITHIN DESIGNATED FLOOD HAZARD AREAS.

SOIL CONDITIONS

NATURAL RESOURCES CONSERVATION SERVICE
WWW.NCRS.USDA.GOV WEB SOIL SURVEY
100% STB, ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

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BENCHMARKS

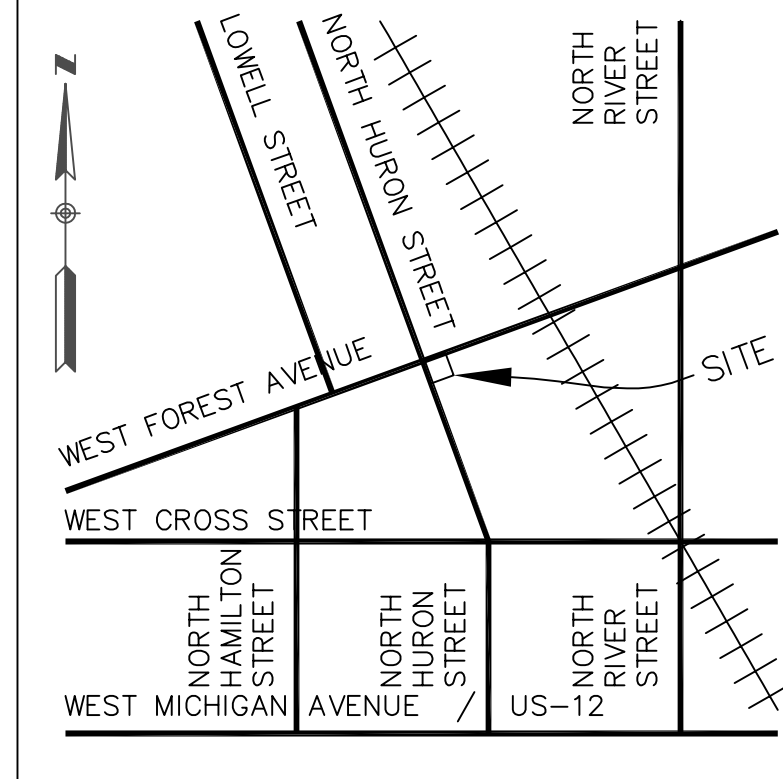
BENCHMARKS AND TOPO SURVEY ARE NAVD88 DATUM
CONVERT FROM NAVD88 TO NGVD29 AT NOAA WEBSITE:
https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.pl
CONVERSION +0.41' TO NGVD29 DATUM

BM1

FOUND IRON AT THE INTERSECTION OF THE CENTERLINES
OF N. HURON STREET AND W. FOREST AVENUE
718.98 NAVD88 CONVERSION +0.41'
719.39 NGVD29

BM2

ARROW ON HYDRANT, NEAR THE SOUTHWEST PROPERTY
CORNER OF HOUSE 526 N. HURON STREET
721.23 NAVD88 CONVERSION +0.41'
721.64 NGVD29



LOCATION MAP
SCALE 1" = 1/4 MILE

LEGAL DESCRIPTION

TAX PARCEL IDS:
11-11-40-105-029 LOT 19
11-11-40-105-021 LOT 20
11-11-40-105-022 LOT 21

LOTS 19-21 OF "ASSESSOR'S PLAT
NO. 3" - CITY OF YPSILANTI BEING
PART OF FRENCH CLAIM NO. 691

PRELIMINARY STORM DRAINAGE CALCULATIONS

LOTS 19, 20 AND 21
NET LOT AREA 19,125 SFT (0.439 AC)
EXISTING IMPERVIOUS AREA 15,700 SFT (0.360 AC)
PROPOSED IMPERVIOUS AREA 17,785 SFT (0.408 AC)
INCREASED IMPERVIOUS AREA 17,785 - 15,700 = 2,085 / 15,700 = 13.28%
EXISTING CONDITIONS: SURFACE DRAINAGE TO RIGHT-OF-WAYS
PROPOSED CONDITIONS: UNDERGROUND STORM CONVEYANCE 12"RCP:
10-YEAR STORM RATIONAL METHOD Q=CIA
C = 0.90 COMMERCIAL
I = 3.89 IN/HR
A = 0.439 AC
Q = 0.90 * 3.89 * 0.439 = 1.54 CFS
12"RCP @ 0.32% MINIMUM CONVEYS 2.02 CFS



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8541 KENWOOD
OAK PARK, MI 48237
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3 WORKING DAYS
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Call before you dig.

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VERIFIED. CALL MISS DIG SYSTEM 3
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PROJECT NAME:

YPSILANTI
SITE PLAN

LOTS 19-22 OF
"ASSESSOR'S PLAT NO 3"

PRELIMINARY
ENGINEERED
SITE PLAN

PROJECT LOCATION:

PART OF FRENCH CLAIM 691
T. 3 S., R. 7 E.
CITY OF YPSILANTI
WASHTENAW COUNTY

Drawn By: EJO
Checked By: DSM
Approved By: EJO

REVISIONS:

2018-03-15 TOPO SURVEY

2018-03-22 SITE PLAN

SCALE VERIFICATION:

0 0.5 1
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:

1/16" = 1'

HC PROJECT NO:

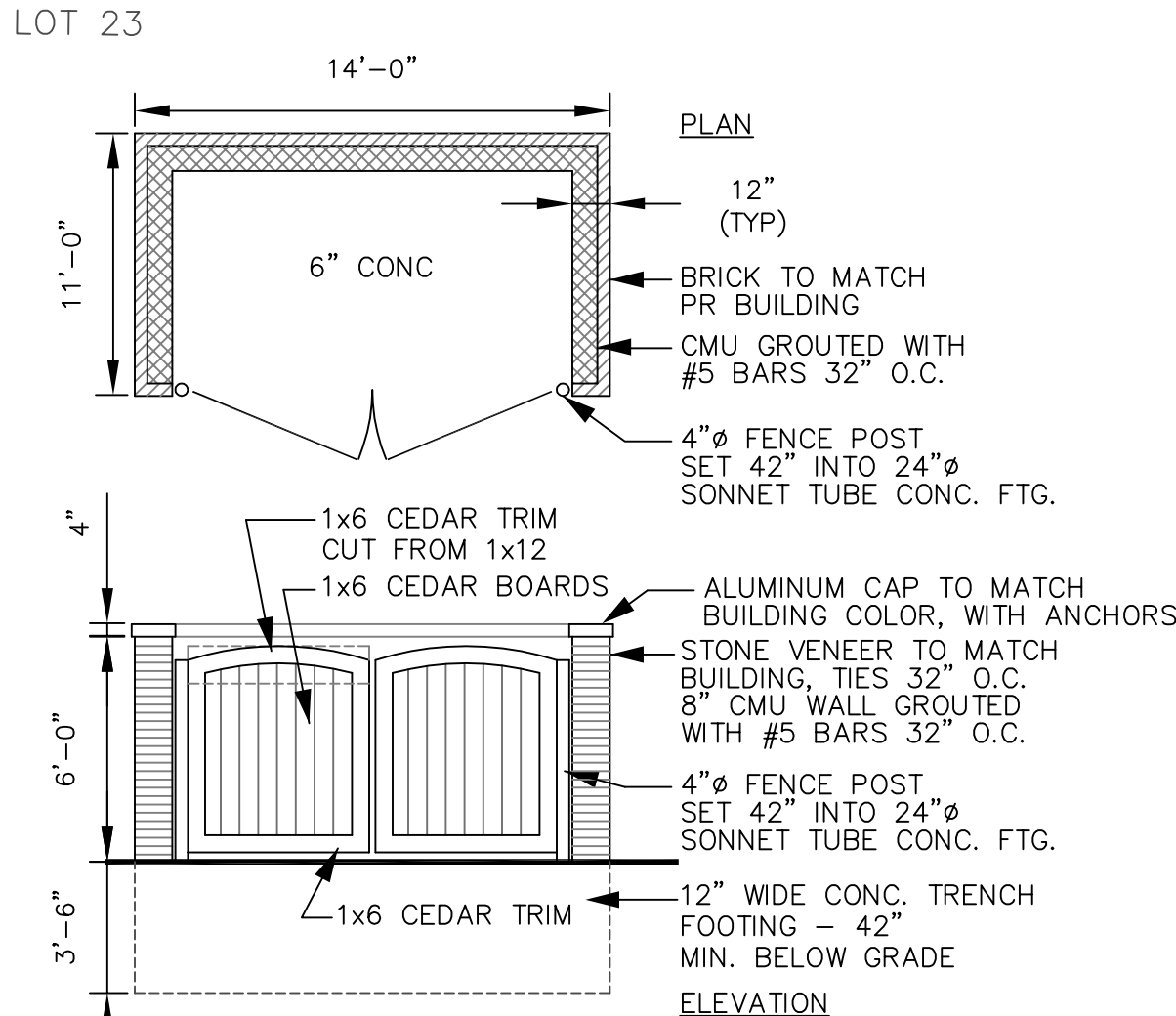
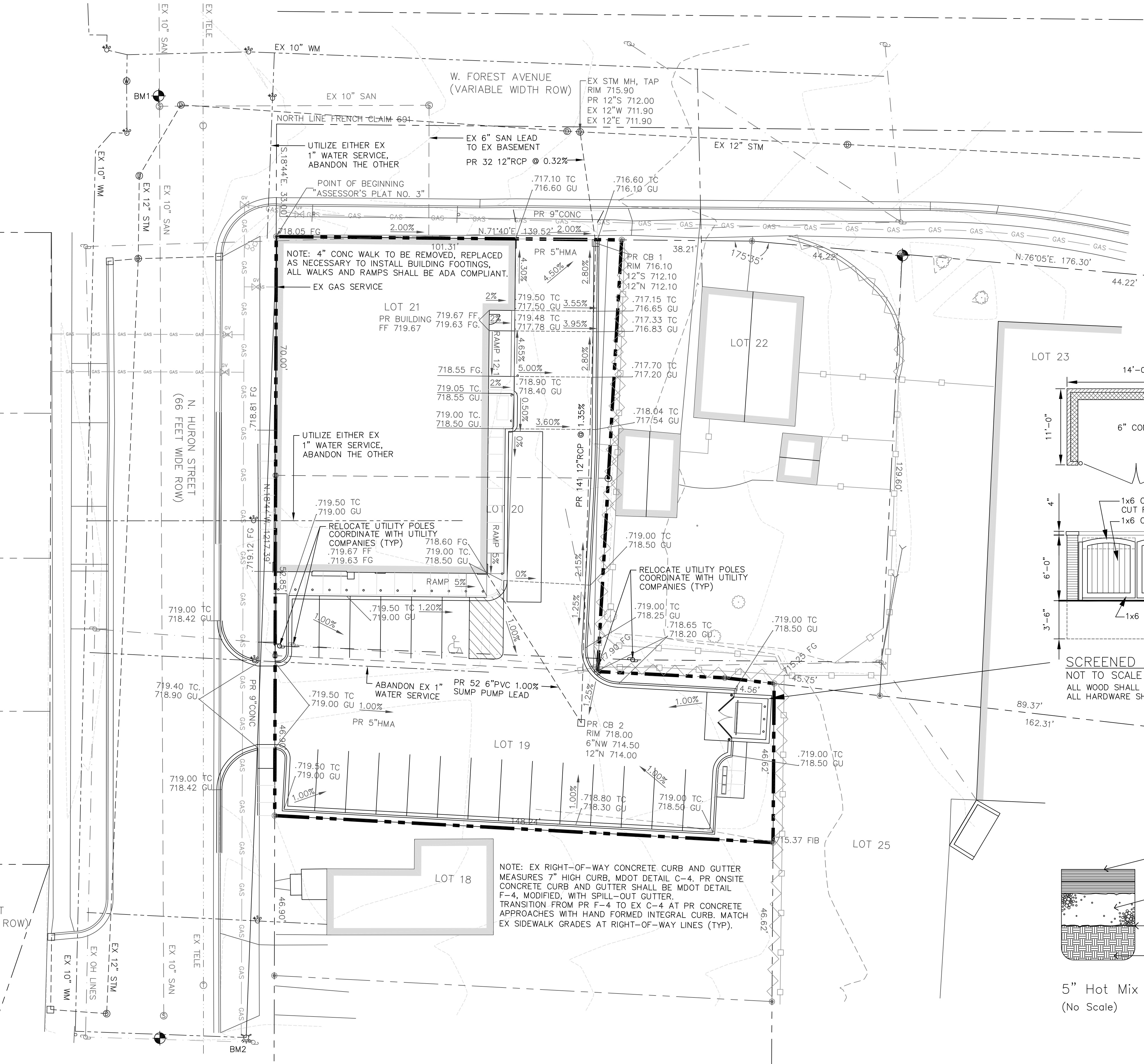
17-12027

HC DRAWING NO:

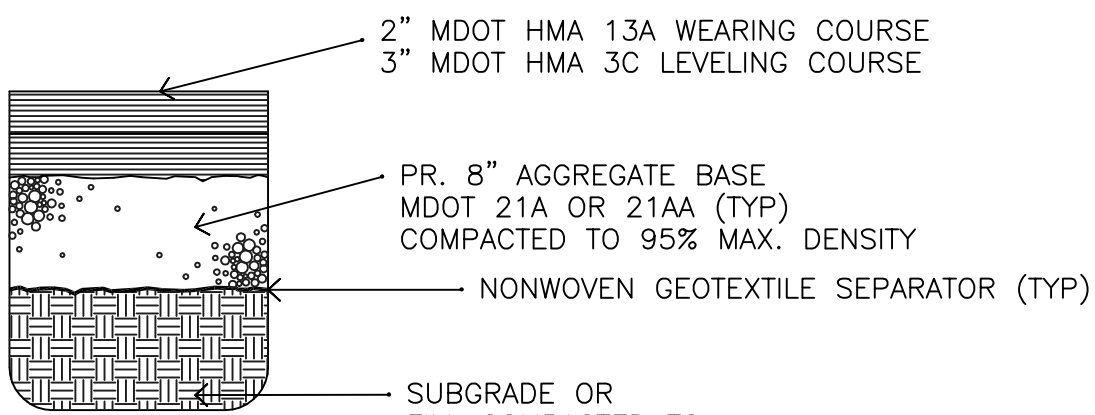
17-12027TP

SHEET:

2



SCREENED DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE
ALL WOOD SHALL BE TREATED, SANDED & POLYURETHANED.
ALL HARDWARE SHALL BE ZINC TEMPERED STEEL.



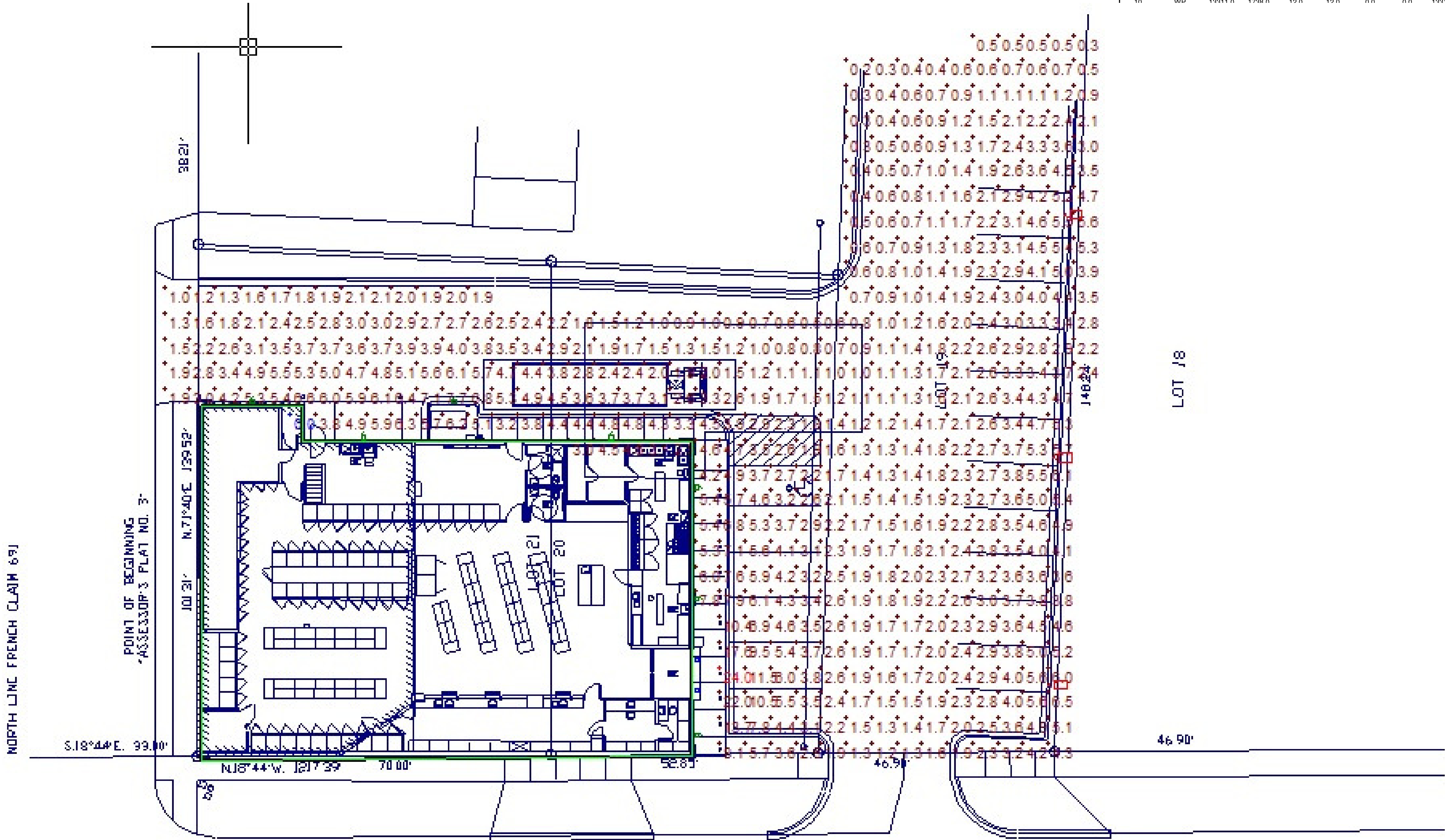
5" Hot Mix Asphalt (HMA) Detail
(No Scale)

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	PM	3	D824-LED-60-40-UNV-LP-T4	15"L X 13 3/8"W X 3 5/8"H. LED FIXTURE 6 LED MODULES WITH 4 LEDS EACH WITH T4 OPTICS		D824-LED-60-40-UNV-LP-T4.ies	Absolute	1.00	56.25
	WP	7	DECO LIGHTING D444-LED-40-40-T3/4	TRAPEZOIDAL WALLPACK MOUNTED AT 12'		D444-LED-40-40-UNV-T4.ies	Absolute	1.00	40
	CNPY	2	D533-LED-36-40-UNV	12"L X 12"W X 2.75"H. LED Low Glare Canopy		D533-LED-36-40-UNV.IES	Absolute	1.00	36.16

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.0 fc	24.0 fc	0.0 fc	N / A	N / A

SURFACE SCHEDULE						
Name	Reflectances		Normal			Area (ft²)
	Front	Back	X	Y	Z	
Structure	0%	0%				

LUMINAIRE LOCATIONS										
No.	Label	Location		Z	MH	Orientation	Tilt	Aim		
		X	Y					X	Y	Z
1	PM	13403.0	1782.0	14.0	14.0	-90.0	0.0	13403.0	1782.0	0.0
2	PM	13401.0	1734.0	14.0	14.0	-90.0	0.0	13401.0	1734.0	0.0
3	PM	13400.0	1689.0	14.0	14.0	-90.0	0.0	13400.0	1689.0	0.0
4	WP	13240.0	1745.0	12.0	12.0	0.0	0.0	13240.0	1745.0	0.0
5	WP	13262.0	1738.0	12.0	12.0	0.0	0.0	13262.0	1738.0	0.0
6	WP	13280.0	1745.0	12.0	12.0	0.0	0.0	13280.0	1745.0	0.0
7	WP	13328.0	1728.0	12.0	12.0	90.0	0.0	13328.0	1728.0	0.0
8	WP	13328.0	1706.0	12.0	12.0	90.0	0.0	13328.0	1706.0	0.0
9	WP	13328.0	1679.0	12.0	12.0	90.0	0.0	13328.0	1679.0	0.0
10	WP	13311.0	1738.0	12.0	12.0	0.0	0.0	13311.0	1738.0	0.0



534 N. Huron St. (T. Tamou); Ypsilanti, MI
PRO-TECH LIGHTING
LIGHT LEVEL LAYOUT

Designer
Marc Drouillard

Date
Mar 27 2018

Scale

Drawing No.



D444-LED

Medium Trapezoidal Wall Pack

Client: _____
Project Name: _____

Order #: _____
Type: _____ Qty: _____

Performance Data

CRI

70+ (5000K);
80+ (4000K and lower)

CCT

3000K, 3500K, 4000K, 5000K

Projected Lifetime

L70 - 196,000 Hours;
L80 - 122,000 Hours

Dimming

0-10V dimming standard,
100% down to 10%

Operating Temperature

-40°C to +55°C Ambient

UL Listed

Suitable for dry, damp,
wet locations



DSKY

Dark Sky
Compliant

DLC

Listed

UL

Listed

10 Yr

Warranty
Including Labor

USA

Buy American
Act Compliant

Description

The D444-LED medium trapezoidal cutoff wall pack offers a sleek design and cutoff performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or door entrances. Delivering up to 141 lumens per watt of high efficacy performance, the D444-LED is also Dark Sky compliant when ordered at 3000K.

Features

- Heavy duty two piece, die-cast aluminium housing.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3.5" octagon, or 4" square outlet box.
- .5" NPS tapped holes provided in three locations for surface conduit entry for optional photocell control.
- Dark bronze powder coated finish for impact, corrosion and UV resistance.
- Integral cast-in aluminum hinges.
- Dark Sky compliant when ordered at 3000K
- DLC Premium listed for utility rebates (see Page 3 for more info)
- Can be used as an uplight for wall washing applications.
- Driver is fully accessible from below the ceiling or wall. Driver is wired for dimming or non-dimming.
- Precision-designed polycarbonate optical lenses control and deliver light only where it is needed

D444-LED

A

B

C

D

E

F

G

Ordering Information

A FIXTURE SERIES

D444-LED Medium Trapezoidal
Cutoff Wall Pack

B WATTAGE/LUMENS

20	20W/2534 ^{3,7}
30	30W/3799 ^{3,7}
40	40W/4863 ^{3,7}
60	60W/7670 ^{3,7}
80	80W/9766 ^{3,7}

C CCT

30	3000K
35	3500K
40	4000K
50	5000K ⁴

D VOLTAGE

UNV	120-277V
347	347V
480	480V
(Step-Down Transformer used for 480V Divider)	

E OPTICS

T2	Type 2
T3	Type 3
T4	Type 4

F FINISH

BZ	Bronze ¹
BL	Black
WH	White
CU	Custom ²

G OPTIONS

PC	Photocell
EM	Emergency Backup
MS	Motion Sensor w/ Dimming (FSP-211) ⁵

¹ Standard for fixture

² Contact factory for custom finish

³ Delivered Lumens (5000K Type III)

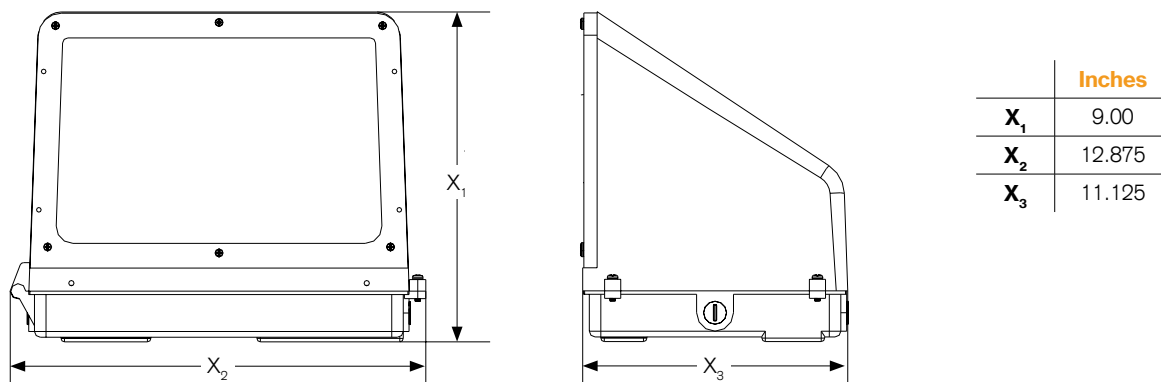
⁴ Standard Color Temp.

⁵ 5 8ft mounting height lens standard. Contact factory for higher mounting.

⁶ Only Available in 40W, 60W and 80W models.

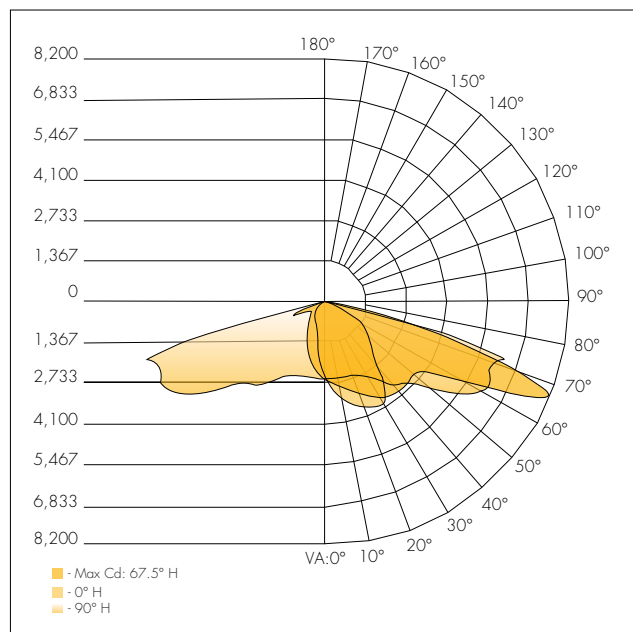
⁷ DLC Listed wattage (see Page 4 for more information on models currently listed)

Dimensions

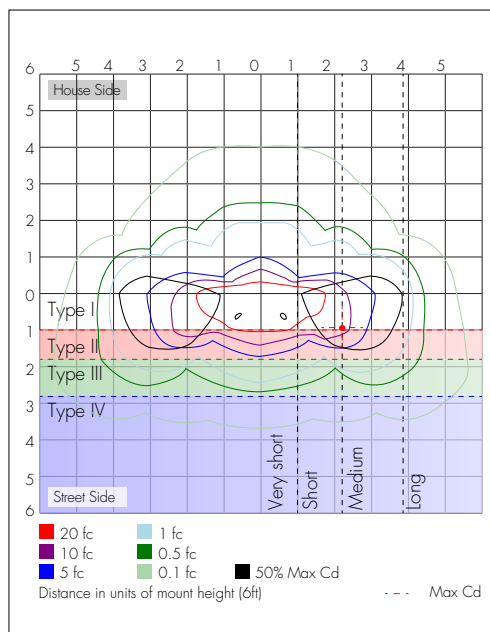


Photometrics

80W 5000K Type 2



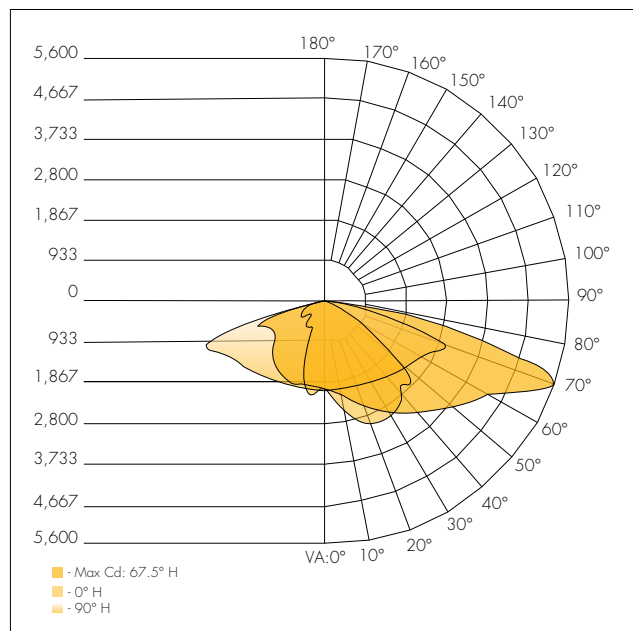
Isofootcandle



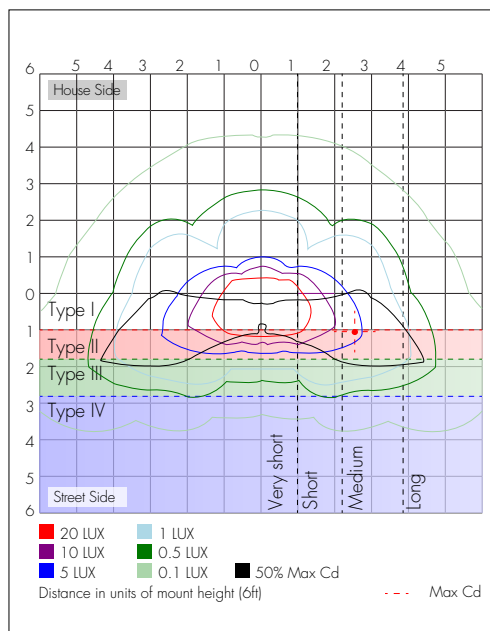
Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	2,013.8	19.2%
0-40	3,504.8	33.4%
0-60	6,919.7	66%
60-90	3,555.8	33.9%
70-100	1,440.5	13.7%
90-120	9.2	0.1%
0-90	10,475.5	99.9%
90-180	9.2	0.1%
0-180	10,484.7	100%

80W 5000K Type 3



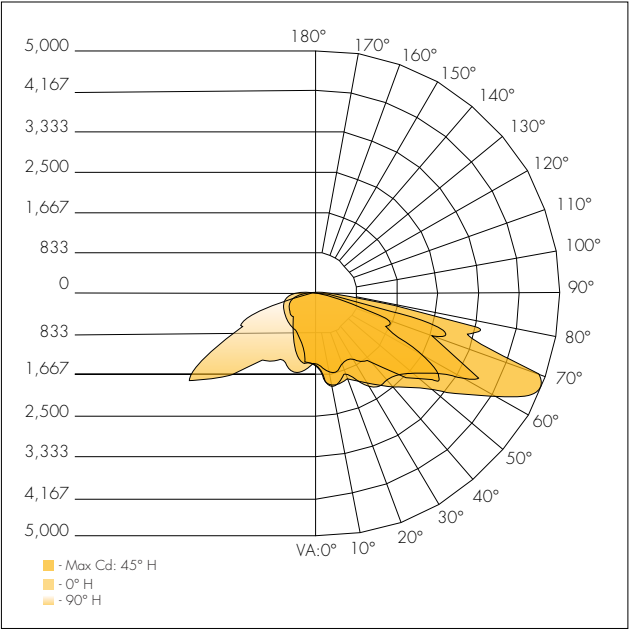
Isofootcandle



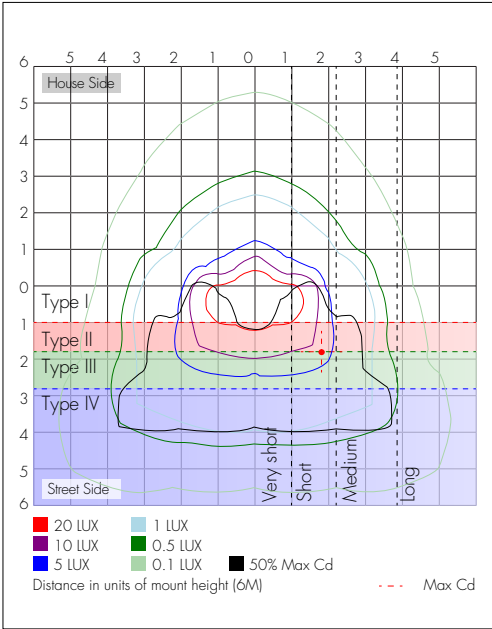
Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	1,846.2	18.9%
0-40	3,183.5	32.6%
0-60	6,568.8	67.2%
60-90	3,188.4	32.6%
70-100	1,485.1	15.2%
90-120	10.9	0.1%
0-90	9,757.2	99.9%
90-180	10.9	0.1%
0-180	9,768.2	100%

80W 5000K Type 4



Isofootcandle



Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	1,283.3	13.6%
0-40	2,278.4	24.1%
0-60	5,584.0	59%
60-90	3,863.5	40.8%
70-100	1,766.3	18.7%
90-120	14.4	0.2%
0-90	9,447.5	99.8%
90-180	14.4	0.2%
0-180	9,461.9	100%

Projected LED Maintenance

Operating Hours	0	25,000	50,000	75,000	100,000
Lumen Maintenance Factor	25°C (77°F) Ambient Outdoor Temp				
	1	0.95	0.91	0.87	0.83
	55°C (131°F) Ambient Outdoor Temp				
	1	0.93	0.87	0.81	0.76

Lumen Output

Lumen Chart (5000K)

Model Number	System Watts	T2	T3	T4
D444-LED-20-40-UNV	19	2721	2534	2455
D444-LED-30-40-UNV	28	4078	3799	3680
D444-LED-40-40-UNV	38	5222	4863	4711
D444-LED-60-40-UNV	57	8235	7670	7430
D444-LED-80-40-UNV	76	10486	9766	9461

*To scale to 4000K, multiply 5000K values by 0.92

DLC Listed

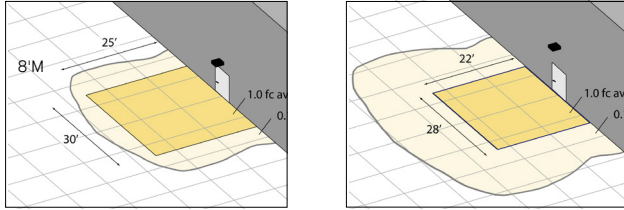
	20W			30W			40W			60W			80W		
	T2	T3	T4	T2	T3	T4	T2	T3	T4	T2	T3	T4	T2	T3	T4
4000K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
5000K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Emergency Battery Operation

The emergency battery backup (EM option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.



Step Dimming & Bi-Level

FSP-211

The FSP-211 mounts in an outdoor lighting fixture and provides multi-level control based on motion. The sensor also includes a photocell to measure the ambient light level. It controls 0-10 VDC LED drivers or dimming ballasts, as well as non-dimming ballasts and, with an SFP-LX Lens, is rated for wet and cold locations. All control parameters are adjustable via a wireless configuration tool capable of storing and transmitting sensor profiles.

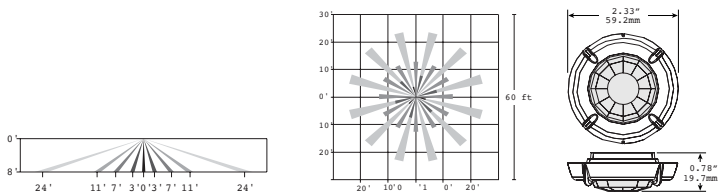
Key Factors

- Fully adjustable high and low dimmed light levels.
- Designed for LED fixtures; rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated with choice of lenses for wet and outdoor locations, and mounting heights from 8' to 40'
- Adjustable time delay and cut off delay



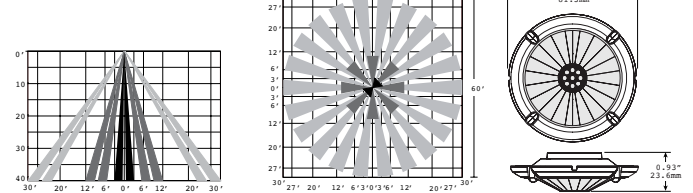
Coverage & Dimensions

The FS-Lx lenses work with FSP-211 motion sensors to provide multi-level lighting control based on motion and the ambient light level. Four lens choices provide flexibility for varying mounting heights.



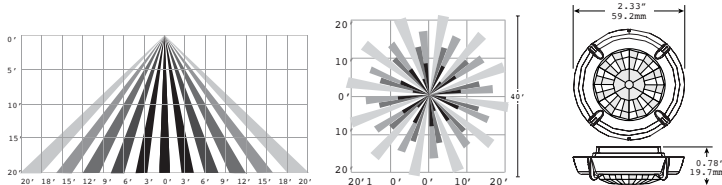
FSP-L2

360° lens, maximum coverage 48' diameter from 8' height



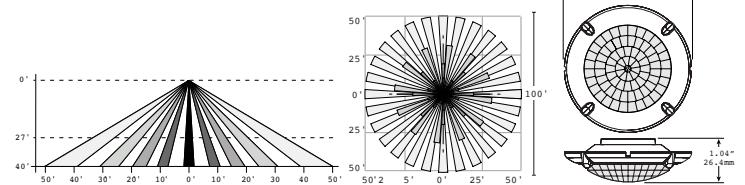
FSP-L4

360° lens, maximum coverage 60' diameter from 40' height



FSP-L3

360° lens, maximum coverage 40' diameter from 20' height



FSP-L7

360° lens, maximum coverage 100' diameter from 40' height

Motion Sensor Example



Quickship Model

Item #	Description
D444-LED4050UBZQ	40W 5000K • 120-277V • Bronze Glass Lens • No Optics or Options

- For additional information, refer to the Quickship spec sheet ([separate document](#))



D533-LED

LED Canopy Light

Client: _____
Project Name: _____

Order #: _____
Type: _____ Qty: _____

Performance Data

CRI

80+

CCT

4000K, 5000K

Projected Lifetime

190,000 Hours (L70)

Dimming

0-10V dimming standard
100% down to 10%

Operating Temperature

-40°C to +50°C Ambient

ETL Listed

Suitable for dry, damp, wet
locations



DLC

Listed

ETL

Listed

10 Yr

Warranty
Including Labor

USA

Buy American
Act Compliant

Description

The low profile D533-LED canopy light is perfect for security, entry ways, and perimeter lighting. Universal flush mount or pendant mount. Perfect as a low power utility or apartment garage light.

Features

- IP65 rated when used in under canopy application
- UV stabilized, one-piece polycarbonate lens
- Powder coated aluminum housing
- Robust design for superb durability
- Flush J-box mounting standard, available with Stem (shipped separately)

D533-LED

A

B

C

UNV

D

E



F

S

Ordering Information

A FIXTURE SERIES

D533-LED LED Canopy Light

B WATTAGE/LUMENS

36	36W/4282 ^{2,3}
50	50W/5590 ^{2,3}

C CCT

40	4000K
50	5000K ¹

D VOLTAGE

UNV	122-277V
-----	----------

E FINISH

WH	White ¹
SL	Sliver

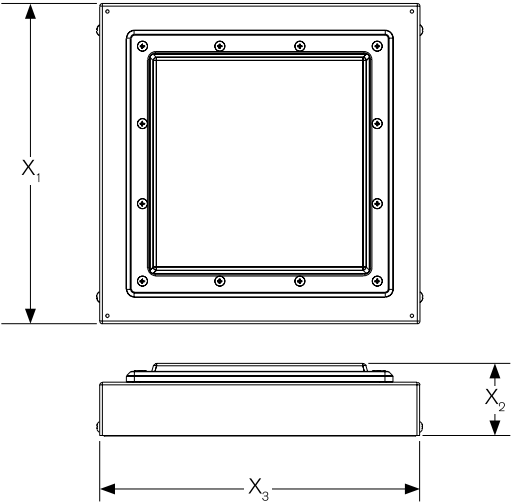
F OPTION

Sxx	Stem (Shipped Separately) (xx- inches, ceiling to top of fixture)
-----	--

¹ Standard for this fixture
² Delivered Lumens (5000K)

³ DLC-listed wattage (See DLC table for more info on models currently listed)

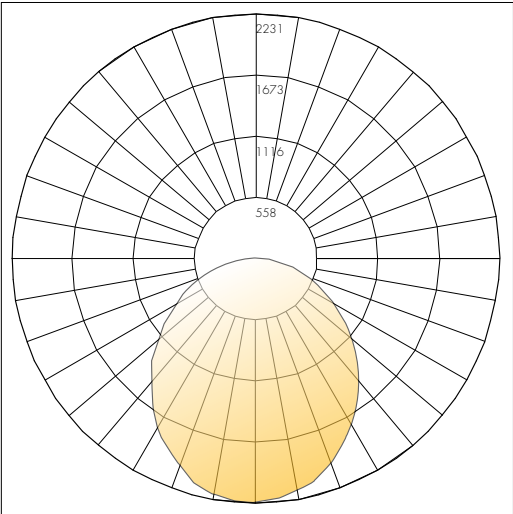
Dimensions



	Inches
X ₁	12.00
X ₂	2.71
X ₃	12.00

Photometrics

Model 50W 5000K



Delivered Lumens: 5590
CRI: 80+

Zonal Lumen Summary

Zone	Lumens
0-10	209.43
10-20	590.68
20-30	866.18
30-40	996.37
40-50	963.64
50-60	806.13
60-70	595.87
70-80	383.89
80-90	177.58
90-100	0.00
110-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00

DLC Listed

Wattage	4000K	5000K
36W	X	X
50W	X	X

*Lumen outputs are based on 5000K performance data and then scaled down to the other temperatures.



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

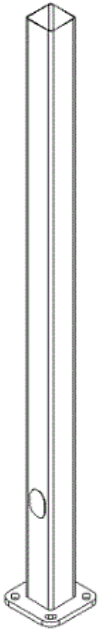
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



SS4001114-BZ-DM10-BC					
CATALOG LOGIC		CODE	EXPLANATION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		11	11 gauge thickness		
Nominal Height:		14	14 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
14	4.0 x 14.0	11	3" x 5"	0.75 x 17 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	27	21	17		113

Bonnie Wessler

From: Joe Meyers
Sent: Tuesday, April 10, 2018 2:44 PM
To: Bonnie Wessler; Cynthia Kochanek
Subject: FW: Razing Five (5) star pizza to expand Keg Party Store

From: Beth Ernat
Sent: Tuesday, April 10, 2018 2:43 PM
To: Joe Meyers <jmeyers@cityofypsilanti.com>
Subject: FW: Razing Five (5) star pizza to expand Keg Party Store

From: William Teepen
Sent: Tuesday, April 10, 2018 2:43:21 PM (UTC-05:00) Eastern Time (US & Canada)
To: Beth Ernat
Subject: Razing Five (5) star pizza to expand Keg Party Store

William Teepen

718 Lowell street

Unit 4

Ypsilanti MI 48197

RE: Razing Five (5) star pizza to expand Keg Party Store

Dear Leaders in the city of Ypsilanti MI 48197:

Hi, I am Bill Teepen and I am an alcoholic and addict.

I am writing to you in protest of Keg Party Store of Ypsilanti Michigan, located at 534 N. Huron Ypsilanti ,Michigan 48197. The owner of the store (or property) wants to demolish Five (5) Star Pizza located at 530 N Huron St, Ypsilanti, MI 48197.

For me Five Star Pizza, is a vital business, not only because it is one of the few places that I can order GREAT pizza in the city of Ypsilanti, that is not inside a bar or part of a mega chain. This business is also minority owned (blacks).

This loss would not just cause for a minority owned business to shut down, but it greatly limits my choices, not just in where I can buy pizza, but how can I recover from drugs and alcoholism, if the city OK's razing one of the few places that is near me,that is a great support to the recovering community. In order to find pizza equal this Five (5) Star Pizza, I would have to enter a restaurant that has a bar in it.(like Tower Inn or Aubree's Pizzeria). For me this can be tough,especially during events (such as St Patrick's day and During Sports games. While some may argue that Five (5) star pizza is next to a liquor store, I can order online, pay in the store and take a route that allows me to not even know the store is there.

Lastly I did not find out about this,until I picked up my pizza, while I don't know how much the city (of Ypsilanti) is involved in this process. I do know that a commission of the city has a meeting on 4/18/2018 and have not received any notice about this meeting.

If the city of Ypsilanti is truly interested in what the city has to say and is truly interested in forming a Community Benefits Ordinance , we need a better plan of communicating with different minority and “special groups” such as the recovering community BEFORE it goes to any special commission to decide on if minority owned businesses gets razed .

Then its communicating with the commission members themselves, I would love to talk to each of the commission members involved in this process of deciding if Five Star Pizza stays in business, but I don't have any contact information.

Please tell city council NO to the razing of Five (5) Star Pizza.

Sincerely:

William(Bill) Teepen

4/9/18

Stop Demolition of Five Star Pizza

To whom it may concern,

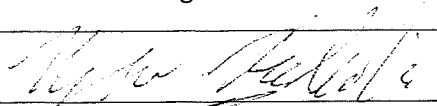
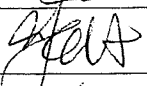
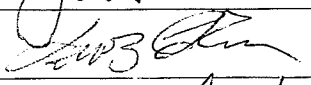
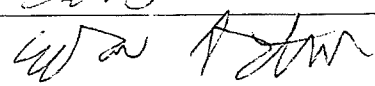
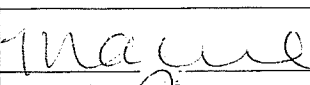
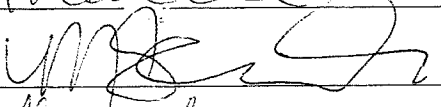
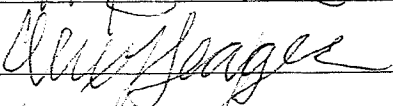
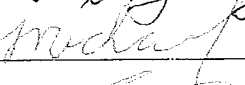
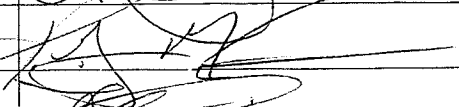
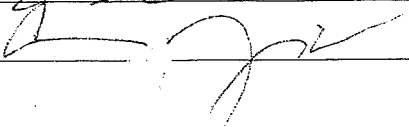
We the undersigned community of Ypsilanti would like to halt/ stop the demolition of 530 north Huron St due to expanding a already big liquor store. We feel that the remodeling is not only unneeded but not a necessary expansion that the city of Ypsilanti needs. Expanding this location will not help or bring any Benefit to the city along with bringing a family business that is slowly growing in the neighborhood to an abrupt halt, and put good hardworking individuals out of work, pay, and a small business and family out of commission to where they have no chance to rebuild and gather there loyal customers back again. We feel that this project has no value or Benefit to the liquor store due to nothing else changing in it except for its size, and also to the community which already has liquor on every other corner

Mohammad Al tawil
Five Star Pizza
530 N. Huron St
Ypsilanti, MI 48197
774-239-2204

Petition to stop Demolition of Five Star Pizza

TO: City of Ypsilanti Planning Commission

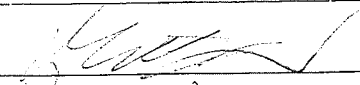
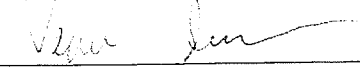
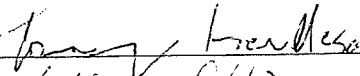
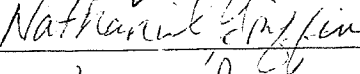
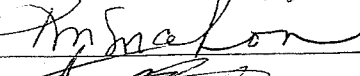
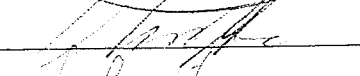
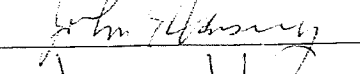
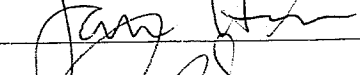
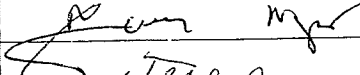
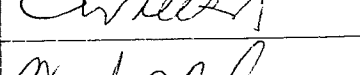
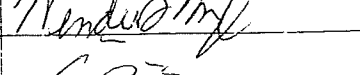
WE, are the citizens of Ypsilanti, we signed this to Stop Demolishing of Five Star Pizza (530 N. Huron Street) and change the image of downtown Ypsilanti. We need your support to stay in business; this is an individual a family business.

#	Names	addresses	signatures
	Ryan Powinski	35 west Willis Rd	
	Sam Tanel	715 grand - ypsi	
	YEN AZZANO	621 N ADAMS	
	LEWIS COLON	215 E. CROSS	
	Evan Norton	404 W Forest ¹¹ / ₃₋₇	
	Much Paul	950 railroad	
	Melika Stewart	404 W Forest Ave	
	Alex Stager	902 Locust	
	Michael Peters	725 Arbor Dr	
	Chris Lewis	2139 Forest	
	Amy Anderson	203 E Forest	
	Katelyn Palmer	75 Grove St.	
	Jesse Misha	950 Rail Road	
	Demetri DeGroot	545 Villard	
	Edward LaRue	506 N. Hamilton #6	
	ALAN JANVEJA	465 Westhawn	

Petition to stop Demolition of Five Star Pizza

TO: City of Ypsilanti Planning Commission

WE, are the citizens of Ypsilanti, we signed this to Stop Demolishing of Five Star Pizza (530 N. Huron Street) and change the image of downtown Ypsilanti. We need your support to stay in business; this is an individual a family business.

#	Names	addresses	signatures
	Ma + Hegdahl	203 E. forest	
	Veda Anderson	203 E. forest	
	TRACY Henderson	463 Westlawn	
	NATHANIEL GRIFFIN	131 COLLEGE PL	
	Kathleen McMahon	2102 Roosevelt	
	Robert Bliss	701 Oak St	
	Ken Winton	613 Belmont Dr.	
	John Harvey	312 N River	
	James Harman	123 Cherry St	
	Zachary Schultz	21 E. CROSS	
	David Zellmer	520 Terrace Lane	
	Mariam Najjar	1604 Gregory St Yps	
	William TEPPEL	718 Lowell St	
	Wendee Wegack	330 E. Forest Ypsilanti	
	Cingoe Williams	335 Worden	

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - March 13, 2018

1. Call to order - The meeting was brought to order at 7:02pm, Tuesday, March 13th, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending was City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public input – None
3. General business
 - a. Agenda approval – A motion was made by Sarah, seconded by Tony, to accept the agenda, with no objections.
 - b. Approval of January meeting minutes - A motion was made by Sarah, seconded by Tony, to accept the January minutes (no meeting was held in February), with no objections.
 - c. Additional Committee member recruitment – Bob will contact the Mayor for any possible suggestions and send out more publicity asking for volunteers.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions – Discussed as part of 2022 MDOT Huron/Hamilton project. Research needed to see if bike lanes/parking could be part of a road diet.
 - West Cross (Wallace to western City limit) – By unanimous consent, the following resolution was approved and will be forwarded to the Planning Commission...
Resolution Of The City Of Ypsilanti Non-Motorized Advisory Committee On West Cross Street

Whereas, in 2021, repaving is expected to take place on West Cross Street from approximately Wallace Street west to the western City limit, and

Whereas, a four lane traffic configuration in the vicinity of Estabrook School encourages motor vehicle speeding above the 25mph speed limit in that area, and

Whereas, the lack of a center turn lane on Cross Street at the intersection of Mansfield Street is a real safety factor, and

Whereas, westbound bicycle lanes on Cross Street currently end at Wallace Street, and

Whereas, Safe Routes To School program grants may be available for non-motorized improvements in the area of Estabrook School.

Therefore Be It Resolved the City of Ypsilanti supports, as part of a West Cross Street repaving project, a two-lane, plus center turn lane, configuration going as far west as practical that would include bicycle lanes on both sides of the road as well as vehicle parking on the south side of West Cross Street.
 2. Sidewalk projects
 - Relmagine Washtenaw - Nathan Vought, of the Washtenaw County Office of Community & Economic Development, will attend our April 5th meeting to give an update.

(Over)

3. General projects

- Non-Motorized Plan update completion – Tony gave an update on the Plan and after discussion, the following Committee members will work on Plan sections prior to the April 5th Committee meeting...
 - Bob – Chapter 1 (Introduction), Chapter 8 (Build), Chapter 9 (Promote)
 - Sarah – Chapter 3 (Process), Chapter 4 (Vision and Goals)
 - Tony – Chapter 5 (Administer), Chapter 6 (Maintain), Chapter 11 (Implement)
 - Pete – Chapter 10 (Fund)
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction area – Request For Proposals for Road Diet Capacity Analysis approved by City Council 2/20
 - Border To Border Trail completion – Water Street opening tentatively planned for late March/early April, national Trails Opening Day is April 7 – National Trails Day is the first Saturday of June – Washtenaw County Parks & Recreation Commission will hold public input sessions on March 27 and 29 on an B2B Trail master plan.
 - Bike Friendly/Walk Friendly applications follow up
 - BFC signage – Bob will take photos of five Bike Friendly sign locations and forward them to the Committee prior to having Public Services install the signs.
 - WFC reapplication – WATS indicated they have pedestrian counts as requested in the application and will forward them to the Committee. The next application deadlines are June 15 and December 15.
 - Public education/communications (Committee newsletter, social media, snow/vegetation removal) – No update
 - Pedestrian safety improvements (signage/markings) – Discussed.
 - Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Discussed.
- b. Sidewalk snow removal – Snow removal is mentioned on the City property assessment statement.
- c. Capital Improvements Plan: annual update process/committee formation – Tony will keep the Committee aware of CIP updates.
- d. Other
- EMU Bike Share Program – EMU has chosen one vendor (Spin - <https://www.spin.pm>) and hopes to start the service in May pending approval by the EMU regents.
 - Vision Zero – This program is meant to enact government policies that advance the idea of no pedestrian/cyclists deaths - <https://visionzeronetwork.org>. A representative from the Washtenaw Bicycling and Walking Coalition will attend the May meeting to talk about this program which has been adopted in Ann Arbor.

5. New Business

- a. Planning Department update – No new updates.
- b. Committee 2017 Annual Report – Tony reported it was received and accepted by the Planning Commission.
- c. Other – Sarah is expecting a report on the EMU bike repair stand usage and will forward it on.

6. Other Items – Announcements – None.

7. Adjournment – A motion was made by Tony, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:36pm with the next meeting being Thursday, April 5, 2018 at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - April 5, 2018

1. Call to order - The meeting was brought to order at 7:05pm, Thursday, April 5th, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending were City Council member Pete Murdock, Nathan Voght from the Washtenaw County Office of Community & Economic Development and Tom Kovacs with the Eastern Michigan University (EMU) bike share program.
2. Introductions
 - a. Re Imagine Washtenaw - Nathan Voght gave an overview and update on the Re Imagine Washtenaw project along with the challenges that are faced.
 - b. Audience participation/public input – Tom Kovacs gave an update of the EMU bike share program, which now is planned for a summer 2018 rollout. Tom also noted that representatives from the local bike share program will be at the April 17th City Council meeting to give a report to that group. The Non-Motorized Advisory Committee members are very supportive of the EMU bike share program and Bob will address City Council on April 17th noting this support.
3. General business
 - a. Agenda approval – A motion was made by Sarah, seconded by Martha, to approve the agenda, passing unanimously.
 - b. Approval of March meeting minutes – A motion was made by Martha, seconded by Sarah, to approve the March meeting minutes, passing unanimously.
 - c. Additional Committee member recruitment – Tony has bought a house outside the City and will be leaving the Committee, and City Planning Commission, in July. He will be working on having another Planning Commission member also serve on the Non-Motorized Advisory Committee.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) – No updates since the last meeting.
 - West Cross (Wallace to western City limit) – The West Cross Street resolution passed at the March 13th meeting is expected to be on the April 18th Planning Commission meeting which Bob will attend.
 2. Sidewalk projects
 - Relmagine Washtenaw public update program – Completed earlier in the meeting.
 3. General projects
 - Non-Motorized Plan update completion – Update data was discussed and a meeting will be planned for either April 10 or 11 with City Planner Bonnie Wessler to discuss the update. Separate Non-Motorized Plan meetings will be planned roughly every two weeks until the update is completed.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas – No updates since the last meeting.

- Border To Border Trail completion – The Washtenaw County Parks & Recreation Commission had two Ypsilanti area public input meetings in late March and will start working on an actual Eastern County B2B Trail master plan soon. Further public input sessions will be held once the master plan is complete.
- Bike Friendly/Walk Friendly applications follow up
 - BFC signage – City staff had concerns about a sign on Huron Street but the Committee recommended the sign still be installed there.
 - WFC reapplication – The next realistic resubmission deadline is December 15.
- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – Bike Ypsi and the Program To Educate All Cyclists will be sponsoring a Ride Of Silence on May 16th at Recreation Park to honor all cyclists killed or injured and urge all road users to share the road.
- Pedestrian safety improvements (signage/markings) - No updates since the last meeting.
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Seasonal speed bumps should be going up on Ferris and Dwight Street. A discussion was also held on placing speed bumps on Cornell and Miles Streets, as well as signing (i.e. stop for pedestrians) on the Border To Border Trail mid-block crossing of Cornell Street between Mayhew and Collegewood.

5. New Business

- a. Planning Department update – Update information covered in the meeting minutes.
- b. AARP Grant – The AARP has a Community Challenge grant with a deadline of May 16th. Discussed were possible projects including curb cuts and bus stop waiting pads. Bob will discuss the grant further with Bonnie Wessler and research more possible projects where the grant could be used.
- c. Other – Bob will set up the annual bike commuting station at Beezy's on Washington Street on Bike To Work Day, May 18th. WATS accepted almost all of the Committee suggestions for locations to do bicycle and pedestrian traffic counts.

6. Other Items – Announcements - None.

7. Adjournment – A motion was made by Tony, seconded by Martha, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:45pm with the next meeting being Thursday, May 3, 2018 at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, May 3, 2018

1. Call to order – The meeting was brought to order at 7:05pm, Thursday, May 3, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Bob Krzewinski and Sarah Walsh. Also attending was Planning Commission member Jared Talaga.
2. Introductions
 - a. Audience participation/public input – None.
3. General business
 - a. Agenda approval – A motion was made by Tony, seconded by Bob, to accept the agenda passing unanimously.
 - b. Approval of April meeting minutes - A motion was made by Tony, seconded by Bob, to accept the minutes, passing unanimously.
 - c. Additional Committee member recruitment – Jared Talaga is interested in serving as a member of the Committee and also the Planning Commission liaison to the Committee. Bob will forward the recommendation to serve to the Planning Commission for consideration at it's May meeting.
 - d. June meeting date – Bob will be out of town on the 1st Thursday of June and requested the June meeting date be moved to the 2nd Thursday (June 14) with no objections.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions – No update.
 - West Cross (Wallace to western City limit) – Taking in account the proceedings of the Committee resolution on this subject. Bob will invite Planning Commission Chair Heidi Jugenitz to the June meeting to clarify requests from the Committee to the Commission as well as having a City Council member officially being a designated liaison to the Committee (a role Council member Pete Murdock had been doing unofficially).
 2. Sidewalk projects
 - ReImagine Washtenaw update public update program – No update. Committee members assisted the County Office of Community & Economic Development in performing pedestrian counts on Washtenaw Avenue in April to be used for potential mid-block pedestrian crossings.
 3. General projects
 - Non-Motorized Plan update completion – Jared has worked on other City non-motorized plan and is willing to help with the update of the Ypsilanti update. Bob will coordinate meeting times with Bonnie Wessler.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas – No new updates.

- Border To Border Trail completion – Bob reported that the Washtenaw County Parks & Recreation Commission Easter County B2B Task force has not met lately, that it is still unknown when the Water Street segment may open, that there is a move to save the current Recycling Center in the Rice Street parking lot for a canoe/kayak livery and that City Council will plan to have hearings on the repaving of the Rice Street parking lot that will include possible B2B routing along the far western side of the lot. Bob also had attended the May 1st City Council meeting making a statement to push for B2B Trail consideration when the Rice Street parking lot is repaved.
- Bike Friendly/Walk Friendly applications follow up
 - BFC signage – BFC street signs have been installed by City Public Services. Bob will check with Martha on the DDA funding a City Hall BFC sign.
 - WFC reapplication – A December reapplication will be considered pending the completion of the Non-Motorized Plan update.
- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – No update.
- Pedestrian safety improvements (signage/markings) – No update.
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area

b. Other – Bob spoke in favor of the Parkridge bike share program administered by Eastern Michigan University at the April 17th City Council meeting.

5. New Business

- a. Planning Department update – No update.
- b. Parkridge Park – Bob secured a donation of 50 bicycle helmets from the Ann Arbor Bicycle Touring Society for distribution at a Committee table at the August Parkridge Festival.
- c. Other
 - Give way to pedestrian signs not yet installed on Congress at Elm Street. Bob will follow up.
 - Grants – The AARP Community Challenge grant will not be applied for this year.
 - City Planning Commission May 16 meeting – Bob will review Committee priorities for inclusion into the City's Capitol Improvement Plan.
 - City Budge Meetings – May 15/17/22
 - City Transportation Meeting – Tony had been attending these and Bob will work with Pete Murdock on having another Committee member attend these since Tony will be moving out of the City.
 - Bob will run a Bike To Work Day (May 18) Commuter Challenge table at Beezy's on Washington Street from 7am to 9am.

6. Other Items – Announcements – None.

7. Adjournment –A motion was made by Sarah, seconded by Tony, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:09pm with the next meeting being Thursday, June 14th, 2018 at the downtown Library.

Agenda
Planning Commission
Wednesday, 16 May 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
Toi Dennis	P	A
Matt Dunwoodie	P	A
Phil Hollifield	P	A
Chris Madigan	P	A
Michael Simmons	P	A
Jared Talaga	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- April 18, 2018

IV. Audience Participation

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

V. Presentations and Public Hearing Items

- NC-Small Engine Repair
Public Hearing: Text Amendment
- NC-Apartments below permitted nonresidential uses
Public Hearing: Text Amendment

VI. New Business

- 307 N River
Site Plan Review
- Capital Improvements Plan: annual update process

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018
- 534 N Huron: Special Use & Site Plan
Tabled from 4/18/2018

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Master Plan: Housing Affordability and Access subcommittee report
- Nonmotorized Committee report
- Non-motorized Advisory Committee: March-May minutes

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
April 18, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

II. ROLL CALL

Present: L. Dahl MacGregor, A. Bedogne, P. Hollifield, T. Dennis, J. Talaga

Absent: H. Jugenitz, M. Dunwoodie, C. Madigan, C. Zuellig (all excused)

Staff: Bonnie Wessler, City Planner
Cynthia Kochanek, Preservation Planner
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES

Commissioner Dennis moved to approve the minutes of March 21, 2018 (Support: A. Bedogne) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 720 Norris, 715-725 N. River

Preservation Planner, C. Kochanek, stated that this is a request for rezone all of 720 Norris and the west 65' of 715-725 N. River to GC-General Corridor. 720 Norris is currently zoned NC, Neighborhood Corridor and 715-725 are currently zoned CN-Mid, Core Neighborhood Mid. The property owner wishes to have the entire parcel at 720 Norris and the west 65' of the N. River Street parcels rezoned to GC-General Corridor in order to be able to expand the use and facility at 720 Norris. The alley that runs north-south from E. Forest to the north part of Norris St. is an open alley.

The original site plan and special use for the bar/brewery was approved for 720 Norris back in 2005 along with a variance for the parking and size of the outdoor beer garden. A rezoning under a previous zoning ordinance from M2 to C/I was approved back in September 2005. In March 2011, a site plan and special use permit were approved for the expansion of the site (for a storage facility/Quonset hut) and in December 2015 a variance was granted for the height of

the accessory structure. No variances or special uses have been approved for the N. River St. properties.

The rezoning is consistent with the guiding values of the City of Ypsilanti as it helps to foster a locally grown business. Storm water is a concern in the development, however, engineering will be reviewed as part of the special use/site plan presented in the future. A note from staff stated that the depth of the River St parcels as surveyed range from 164.95' on the south end to 165' at the north end. If the applicant takes exactly 65' then these parcels would be under 100' in depth this limiting the building types on these sites to cottage or townhouse. Staff recommended approval with stated findings and condition.

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

Mike Furbacher, 730 N. River – embraced the potential project. He is concerned about the issues of storm drainage but is sure that it will all be discussed during the site plan review process. He hopes there will be open and transparent dialogue as the project goes through the various stages. He is supportive of the proposed project. He owns the business on the corner – sheet metal specialty work etc.

Paul Neuoffer, 728 Norris – asked staff to define “non-conforming”, which Ms. Kochanek detailed. It basically means that the use he has now would not be permitted. While he likes the Corner Brewery as a neighbor, he is concerned about the expansion and additional noise. He also referred to 715 Norris and trucks/cars sitting idling and wondered if this is legal. Ms. Wessler stated that this would be an enforcement issue by police.

Mike Collins, part-owner of Corner Brewery – stated that they specifically did not lay out a site plan knowing it was a multi-step process so were waiting until they got approval. They will invite all neighbors to see their plans. They are not looking to expand food, etc. but will be adding on to the brewing side. They plan on hiring two additional employees but do not anticipate more customers.

Commissioner Bedogne asked the premise of splitting the lot and intent of easterly side in the future. Mr. Collins stated they do not need the space and they know it is residential and intend to keep it residential putting the lots up for sale and talking to developers.

Amy Schrodes, 713 N. River – is concerned with the noise issue from the equipment. She also has concerns with the smells. She also wondered if they could use the property for a temporary playground or dog park. Mr. Collins responded that they noise is probably coming from the compressor which they plan to update. The smell is with the grain but will look into other ways of containment. Ms. Schrodes asked if the back of the property will change, there is an old alley there. Ms. Kochanek responded that it is an open and active alley that is owned by the city and not in play.

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

Commissioner Talaga asked that Ms. Wessler go through the site plan process so that the public can understand what it entails. Ms. Wessler detailed the various steps involved. Chair Dahl-MacGregor added that if someone is unable to attend the public meeting, they can send letters or emails which is included as part of the record.

Commissioner Talaga moved that the Planning Commission recommend approval of the rezoning for 720 Norris and western portions of 715-725 N. River to General Corridor, to City Council with the following findings and conditions:

Findings:

1. The rezoning is consistent with the guiding value of "Ypsilanti is a great place to do business, especially the green and creative kind" as this rezoning helps to foster a locally grown business.
2. The capacity of City infrastructure and services is sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, sustainability and welfare of the City.
3. The rezoning will not be detrimental to the financial stability and economic welfare of the City.

Condition:

1. That the eastern portion of the parcels at 715-725 N. River that are to remain CN-Mid be maintained at a 100' lot depth or more as anything less than that will limit the building types permitted on these parcels.

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

2. 534 N. Huron

Preservation Planner Kochanek stated that this is a request for approval of site plan and special use for the expansion of a food store with the sale of alcohol, less than 15,000 sq. ft. Staff noted that in the original staff report, recommendation called for conditional approval, however, staff did change that this item be tabled after finding out that there are at least 16 conditions that need to be corrected prior to any approval. The total for the three parcels is 0.434 acres; it includes 528 N. Huron, 530 N. Huron and 534 N. Huron with frontage on N. Huron and W. Forest. There is an existing 1,200 sq. ft commercial building at 530 N. Huron that partially encroaches on the 528 N. Huron parcel and a 2,700 sq. ft. commercial building on the 534 N. Huron parcel. The parking lot is to the south of 534 N. Huron with approximately 19 spaces. There are three curb cuts for access; two on N. Huron and one on W. Forest. No special use permits or variances have been granted for these properties.

Zoned NC-neighborhood Corridor, which only allows for a food store with the sale of alcohol, less than 15,000 sq. ft after approval as a special land use. The plans submitted propose a 3,520 sq. ft. addition to the existing 2,774 sq. ft. building for a total of 6,294 sq. ft. at the northwest corner of the parcels with a demolition of the existing structure at 530 N. Huron. Parking is proposed to the south of the structure with 20 parking spaces, one of which indicated as an accessible parking space. The existing structure is nonconforming in regard to

street setbacks on the N. Huron parking space. The existing structure is nonconforming in regard to street setbacks on the N. Huron and W. Forest street sides. The existing northern curb cut on N. Huron St. will be eliminated and the existing southern curb cut on N. Huron St. will be moved. The three parcels will need to be combined in order to accommodate the proposed use as a parking lot cannot be a primary use in Neighborhood Corridor.

Ms. Kochanek continued by highlighting some of the conditions; that the applicant will need to pursue a variance for the street side setback on N. Huron since that is an expansion the applicant will need to comply with commercial private frontage requirements on N. Huron and W. Forest; there are issues on the access to the building and public sidewalk, door placement is also an issue - the entrance should be proposed in the parking lot side and should be on the N. Huron side; accessible barrier free space; all engineering conditions. Applicant is to move the parking area on the south of the lot so it is required 10' from the adjacent lot to the south, screening from both neighbors, covered bike parking; staff came up with a different calculation as to the use space inside the building as opposed as to the applicant and needs more clarification; photometrics and shielding of lights, no street trees, landscaping plan. All three of these properties are in the Historic District so demolition of the existing building at 530 N. Huron will require approval from the HDC prior to moving forward and HDC will also need to approve the site plan. At this point, staff is recommending to table the application for special use and site plan to verify approval of the street side setback variance from ZBA and HDC review and approval.

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

Ryan Palowski, 1612 White, Ann Arbor – stated that he runs the pizza business – it is a family operation. He is opposed to the demolition. His business has increased. Not only would it put him out of business but it also affects the drivers and their families. He is opposed to demolition of the business and expanding the liquor store. It does not contribute to the community.

Jeff Karr, 15 W. Forest – supports the project – improving it would be good for the community.

Bill Ceepe, 718 Lowell – supports the pizza business – it is a minority owned group and does not agree with the demolition of this small business. He added that he had sent a two page letter to staff on his opposition.

Mohammed Al Tawil – leases the pizza property from the owner at 530 N. Huron. The landlord wants to demolish the building and put the business inside the main building. This is not ethical to take advantage of him and his hard work. He currently leases the building for \$2200 and the owner of the Keg wants to charge him \$4500 to go inside the building. He has worked hard to build the pizza business and it is successful. It is a limited neighborhood – one way street.

Sam Al Tawil, 450 Grant – is the brother of the pizza store business. Their family has lived here over 20 years, operating a business here and spending their money in Ypsilanti. The owner of the Keg lives in Detroit area and only interested in taking money out of here.

Joe Novitsky, Berkely, Mi, Architect working w/Keg Owner – feels this is a character issue and that there are two sides to every story. He has worked with many business owners over the years and Mr. Tamou is an upstanding business owner. They have been working with staff for a long time and they would like to put up an outstanding building. They have no problem installing street trees and have brought back the plans that include everything with the hope that they will get conditional site plan approval. They are hoping to get one step down the road. Chair Dahl-MacGregor asked Mr. Novitsky if they have included everything that staff has required and he responded that he can talk about that. The location of the windows is a security issue – because there are no setbacks, putting the door in the front is a security issue. They can easily put in another door that won't be used – but people park on the side and come in on the side. They have agreed to cover the bike rack parking. It is his opinion that his math is correct on usable area. He just wants to get one step down the road – the owner is trying to do something to the building that will last 50 years. He is asking to move forward.

Tom Tamou, 3102 Farmdale Dr, Sterling heights, MI –property owner of the buildings in question. He has an agreement with Mr. Jeff Karr re the house on 15 W. Forest to purchase the house so they can have a multi-house for students and continue their business. They have produced five different drawings and met with the planning department personnel. They want to build a beautiful building but their proposed plans do not conform to this property. They cannot put a drive-through, or restaurant, or gas station. They cannot demo 15 W. Forest because of its historical value. They also cannot demo the party store but they may be able to demo the pizza building. In order to accomplish their plans, they will take down the small building and put it as part of the party store. His tenants would get the first option to relocate inside the store. It is his opinion that the pizza business should stay open for more hours and make more money. They gave an updated copy of his plans to the city planner and commissioners. He reviewed the elevation and the proposed building. He also has samples of stone and bricks. He detailed the lighting. They plan to do all the construction without closing the party store, which he explained in detail. He added that he will be happy to give any of the employees a job in the store including his tenants. He cannot do all the expansion, including new equipment, etc without charging more. He recommended that they could open longer hours.

Chair Dahl-MacGregor stated that the Planning Commission cannot base their decision on the basis of leases, or agreements, we have to look at the site plan as it is. Mr. Tamou added that all he is asking for right now is a conditional approval.

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

Commissioner Bedogne asked about windows on west elevation and if it is different than in the packet. He also asked about the door on the Huron side and Mr. Tamou stated they did not plan a door. Commissioner Bedogne recommended tabling this item and have them come back with a proposal that meets all the requirements since they are not prepared at this time and they have not complied with all the city requirements. Commissioner Hollifield added that if this does not pass the HDC, it's a moot point. Ms. Kochanek stated that she took this to HDC as a study item discussion only early in the plan. They did indicate to staff the two

buildings on the site could be taken down but prior to approval, they have to know what is going in before they will approve the demo. They would still have to have site plan approval and materials approval from the HDC. Commissioner Dennis asked staff if the list of items discussed had been addressed and Ms. Wessler responded that it does not address engineering or photometric and they were about half of the plans. Commissioner Talaga commented about the doors and the reason it is required on the front is walkability. Commissioner Dennis stated that while the Planning Commission understands the property owner's plight on his rights, however, that is not in the purview of the Planning Commission and we are not here to make decisions on this. She agrees with the decision to table.

Commissioner Bedogne moved that the Planning Commission table the Special Use Permit for the Party Store Expansion at 534 N. Huron until all issues can be addressed (Support: T. Dennis). A roll call was taken and the motion carried unanimously 5:0.

Commissioner Bedogne moved that the Planning Commission table the Site Plan for the Party Store Expansion at 534 N. Huron until all issues can be addressed (Support: J. Talaga) and the motion carried unanimously 5:0.

VI. NEW BUSINESS

1. Resolution from the Non-Motorized Committee regarding Capital Improvements

City Planner Wessler gave a brief staff presentation. The Non-Motorized Committee has presented a resolution regarding reconstruction from Elbridge to the borders of the city. Generally speaking, it is a sound idea, improving the safety of the roads for all users, providing bike lanes, bump-outs, improving safety around the school, etc. The timing of this is not great and not accurate so she recommends that the Planning Commission take the resolution to heart but not pass along to City Council.

Bedogne asked for more details. Ms. Wessler explained that Capital Improvement Plans are tied to funding and funding shifts. In order to ensure a smooth transition, it would entail more discussion with Washtenaw County Road Commission. The Ypsilanti Community Schools do not at this time participate in the Safe Routes to School program. The two-lane cannot start as far back as Wallace.

Commissioner Bedogne added that if he could simply the sentiment it is difficult to write engineering guidelines when there are a lot of variables at play – we want to have bike lanes from one end of the city to the other and we can keep it that simple. How we get there is insignificant – just that it happens. Ms. Wessler stated that the Planning Commission will see the CIP next month.

Commissioner Hollifield moved that the Planning Commission deny the findings since the Capital Improvement Plan (CIP) is on the agenda next month and we will review the CIP and make the recommendation to City Council keeping the spirit of this resolution in mind (Support: T. Dennis). A roll call vote was taken and carried unanimously.

VII. OLD BUSINESS

1. Medical Marijuana Provisioning Centers: Increase in Buffer

No further discussion – this item remains on the table.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Capital Improvements Plan: Annual update process (May)

This will be on the agenda for May

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

Planner Wessler stated that the adopted minutes are available on line. The Housing Committee has its own page. The committee have met twice and have a meeting the second week in April. We have a facilitator to do the meeting – she was offered by the County and they accepted. We are still in the discovery phase.

2. Non-motorized Committee Report

March minutes were included in packet

X. ADJOURNMENT

Since there was no further business, Commissioner Dennis moved to adjourn the meeting (Support: C. Madigan) and the motion carried unanimously. The meeting adjourned at 8:40 pm.

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- NC-Small Engine Repair
Public Hearing: Text Amendment



10 May 2018

**Text Amendment
Small Engine Repair in NC**

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Application Date:	2 April 2018
Action Requested:	Zoning Ordinance Text Amendment to allow Small Engine Repair within a fully enclosed facility in the NC, Neighborhood Corridor District.
Staff Recommendation:	Approval.

BACKGROUND

The 2014 zoning code amendment, following community feedback heard during the Master Plan and later zoning code amendment process, limited auto-oriented uses strictly to the General Corridor District, and generally as Special Uses. At the time, auto-oriented uses were generally seen as traditional oil change establishments, gas stations, mechanic shops, and tow yards. These uses tend to have a large noise and traffic impact upon their neighborhoods; some, such as gas stations, tow yards, and mechanics that store cars outdoors, also have potential environmental hazards due to leakage concerns.

Over the past few years, specialty engine and automotive repair has become more prevalent in the local area, with mechanics specializing in classic vehicle restoration or particular types of automobiles and/or motorcycles looking for a place to locate and/or relocate within the City. Many of these specialty repairs can be done within a fairly small and enclosed facility, with no outdoor storage of fluids or vehicles. In addition, due to their small size and specialty nature, traffic impacts would be minimal. Seeing a pattern emerge, staff is recommending that the Planning Commission review and recommend a proposed change to the zoning ordinance that would accommodate these uses.

PROPOSED CHANGED TEXT

Below are the relevant sections of the zoning ordinance with proposed changes highlighted.

“Subdivision III: Corridors (HC, NC, GC)

Sec. 122-450. Purpose.

Corridors are mixed-use and commercial areas located along the arteries of the City, such as Washtenaw, Huron, Hamilton, Michigan, Harriet, and River.

- (b) Neighborhood Corridor (NC). Neighborhood corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of

uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.

Sec. 122-451. Permissible Uses.

In the Corridor districts, no uses shall be permitted except the following.

<i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
AUTO-ORIENTED					
Parking lot	--	--	S	Permitted as an accessory use without special use permit.	Section 122-519
Parking Garage	--	--	S		Section 122-518
Automobile Sales	--	--	S		
Automobile Filling Station - no repair	--	S	S		Section 122-516
Automobile Filling Station with repair	--	--	S		Sections 122-516 and 122-515
Automobile Wash & Detailing	--	--	S		
Automobile Repair	--	--	S		Section 122-515
Small engine repair, less than 5,000 square feet	--	P	--		All repair and storage to be done indoors; business hours limited to 7am to 10pm.
Automobile Share Parking	A	A	A		
Automobile rental or share organization (parking, storage, wash & repair)	--	--	S		
Vehicle, Recreational Vehicle, Storage and Towing	--	--	S		

Planning Commission may also want to consider making a recommendation to Council that they consider making this a permitted use in the General Corridor District as well, and to add “automobile repair” to this class as well, to accommodate smaller, specialty repair.

Section 122-515 was not referenced, as it requires the areas of the site not landscaped nor under the building be paved. As no outdoor storage is permitted, this is not a concern here.

MASTER PLAN

Neighborhood Corridor is a subtype of the Corridor future land use described in the Master Plan, further described as below:

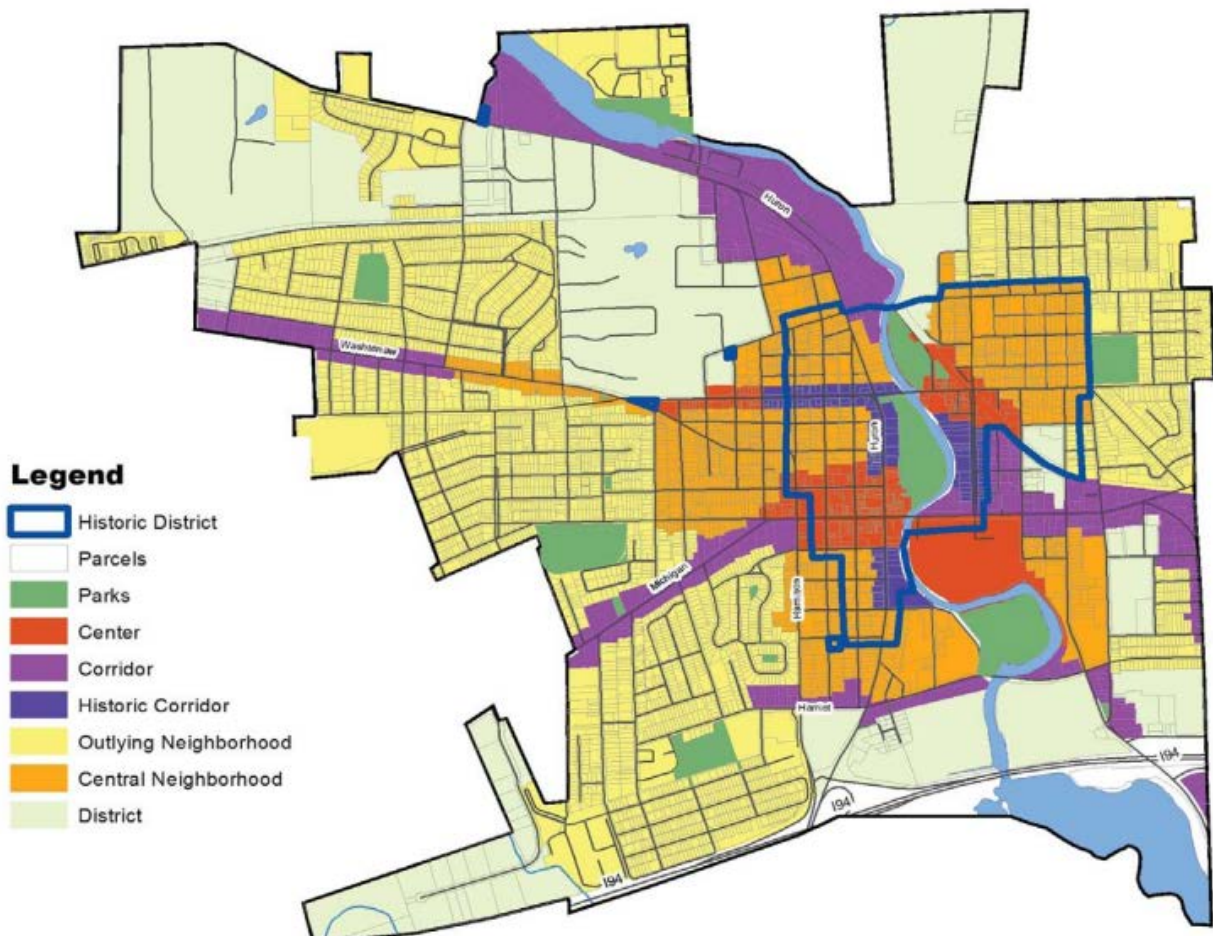
“**Corridors** are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City. Two types of corridors exist in Ypsilanti:

Historic Corridors connect the centers of the City with each other and the surrounding neighborhoods. They are dominated by large, historic homes now used in a variety of ways – residences, office, retail. Houses of worship and other civic buildings also line these corridors, interspersed with smaller homes. The transportation plan sees restoration of two-

way traffic to the one-way historic corridors of Huron, Hamilton and Cross. It also proposes the extension of River Street through the Water Street redevelopment area to Factory in the next twenty years. Uses will remain flexible allowing the historic buildings to accommodate changing markets and traffic patterns.

General Corridors are streets that connect the City to neighboring municipalities and the centers. Many of the corridors – Ecorse, East Michigan, West Michigan and Washtenaw – are primarily suburban in form and are currently appeal to auto-oriented commercial uses. The shallow lots along many of these corridors no longer accommodate the larger 21st century footprint of suburban style buildings with parking in front and lawns on all sides. The new pattern proposed in this Plan will allow parking on the street and require buildings to be closer to the street; with minimal yards, lots will have more buildable area for residential, commercial and office uses mixed throughout.

Other corridors – Huron River Drive and Harriet – have one type of building on one side of the street and a distinctly different situation on the other side of the street. Future regulations would require, where possible, the two sides of the street mirror one another. In twenty years, the dignity of Harriet Street should be restored to a walkable shopping district for the adjoining neighborhoods. Huron River Drive should become a point of integration between the campus of Eastern Michigan and the City. Addition of sidewalks, crosswalks and bicycle lanes are essential to transitioning this street from a dividing line geared only to move vehicles to a place where the City and campus meet seamlessly. Chapter 8 provides more detail for each of these areas.” (p32-33)



STANDARDS FOR AMENDMENTS**§122-362(a)**

(a) Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan

Applicable guiding values of the Master Plan include:

- Ypsilanti is sustainable: per the decision-making rubric. This action creates and maintains job opportunities for residents.
- Great place to do business: per the decision-making rubric, this action attracts new &/or retains existing businesses, and fosters locally grown enterprises.
- Everyone in the region knows Ypsilanti has great things to do in great places that are in great shape: There are several existing specialty automotive repair shops within the City, most of which are nonconforming. Some are well-known, such as Café Racer; others less so, such as the specialty Volkswagen repair shop that was discussed at the Norris St rezoning discussion in April. These are all “destination businesses” that located here due to Ypsilanti’s strong connection to automotive history.

(2) The rezoning is consistent with description and purpose of the proposed district.

The description of NC is as follows: “Corridors are mixed-use and commercial areas located along the arteries of the City, such as Washtenaw, Huron, Hamilton, Michigan, Harriet, and River. Neighborhood Corridor (NC). Neighborhood corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.”

The proposed amendment, by virtue of all work and storage being indoors, and limiting the use to a small footprint, allows the work to complement less-dense residential areas.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance.

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- *create a safe, diverse, and sustainable city;*
- *meet the needs of the City's residents for food, fiber, energy, and other natural resources;*
- *guide the location of places of residence, recreation, industry, trade, service, and other uses of land;*
- *ensure that uses of the land shall be situated in appropriate locations and relationships;*
- *limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;*
- *facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;”*

Allowing for small-scale small engine repair and automotive repair/restoration in the NC zoning district helps to locate jobs near homes, which helps to reduce demand on the transportation system in addition to providing employment opportunities for skilled trades.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance reflects and embraces Ypsilanti's connection to automotive history as well as entrepreneurial development.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

Staff does not anticipate that this amendment will negatively affect the health, safety, or general welfare of the residents and visitors to the City.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

These small-scale, specialty uses were overlooked in the drafting of both the 2014 ordinance and the one which preceded it; automotive repair had been divided into classes of work, not by scale of work nor neighborhood impact, and presumed that vehicle storage was outdoors. This change is reflective of an evolution in the industry.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

Staff has seen specialty engine and automotive repair businesses, led by people with strong ties to the local community, attempt and fail to find a location within the GC district for their business. Staff has also seen several vacancies in the NC district go unfilled that would otherwise be excellent locations for such a use.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will enable resolution of nonconformities within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend *approval* of the text amendment to allow by right small engine repair, less than 5,000 square feet, all repair and storage within a fully enclosed building, and with business hours limited to 7a to 10p, with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the character of the future development in the City.
5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
6. The proposed amendment will protect the health, safety, and general welfare of the public.
7. The proposed amendment will address a community need.
8. The proposed amendment will not result in the creation of significant nonconformities.

In addition, staff recommends that Planning Commission recommend to City Council that Council consider allowing not only small engine repair, but also automotive repair and restoration subject to the same conditions, and to consider permitting these by right also in the General Corridor zoning district.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- NC-Apartments below permitted nonresidential uses
Public Hearing: Text Amendment



City of Ypsilanti

Community & Economic Development Department

May 10, 2018

Staff Review of Text Amendment Application

Apartments Below Ground Floor of Permitted Uses in NC

GENERAL INFORMATION

Applicant: Abdou Thiam
1715 Washtenaw Rd
Ypsilanti, MI 48197

Application Date: April 11, 2018

Action Requested: Zoning Ordinance Text Amendment to permit by right apartments located below ground floor of permitted nonresidential uses in NC

Staff Recommendation: Approval

SUMMARY

The applicant is looking to utilize the basement of 1715 Washtenaw Rd as a residence and has applied for a text amendment to add apartments located below the ground floor of permitted nonresidential uses as a permitted use in the Neighborhood Corridor zoning district.

DISCUSSION

Corridors are meant to accommodate the mixed-use and commercial areas along the arteries of the City. Neighborhood Corridors are defined in sec. 122-450 (b) to "have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses." Neighborhood Corridor zoning is mainly concentrated on Washtenaw Ave, Lincoln St, E Michigan Ave, W Michigan Ave, Ecorse and Harriet & Spring St within the City.

Apartments located above the ground floor of permitted nonresidential uses are already permitted in Neighborhood Corridor as well as five other districts (HHS, CN, C, HC, and GC) in the City. As the ground floor use will still need to be a permitted use, permitting apartments below is not expected to affect much in the way of zoning. The visual impact will be minimal, if any.

Below is the permissible uses for NC and the suggested addition to the zoning ordinance.

Sec. 122-451. Permissible Uses.

In the Corridor districts, no uses shall be permitted except the following.

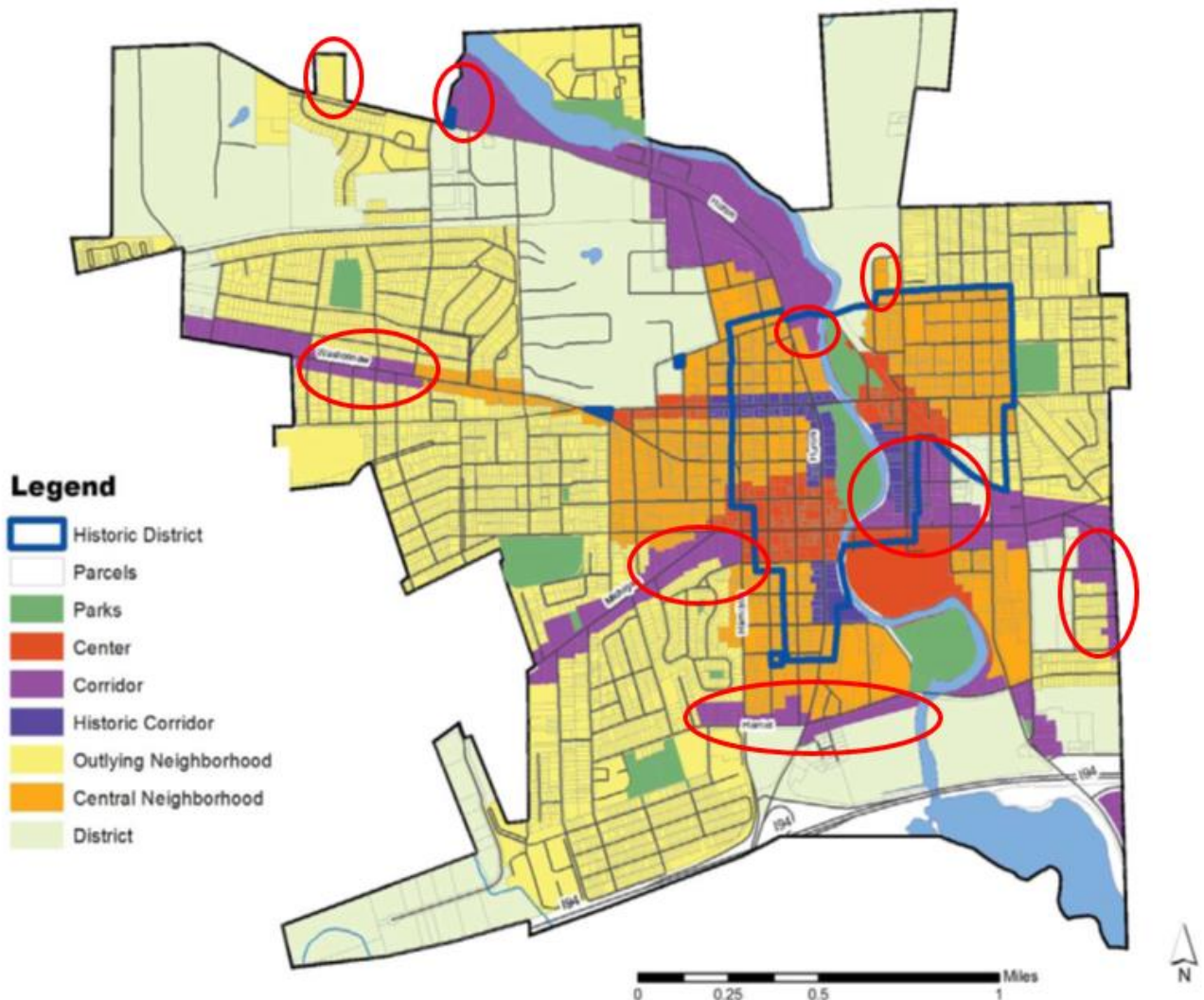
P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Single-Family Detached Dwelling	P	--	--		
Single-Family Attached Dwelling	--	P	P		In "Townhome" building type only
Accessory Dwelling Unit	A	--	--		
Two-family dwelling units	P	P	P		
Multiple Family Dwellings, maximum of 4 units per building	P	P	P		
Multiple Family Dwellings, more than 4 units per building	S	S	P		Section 122-534
Apartments located above ground floor of permitted nonresidential uses	P	P	P		
Apartments located below ground floor of permitted nonresidential uses	--	P	--		
Home Occupation	A	A	A		Section 122-527
Family Child Care Home	A	A	A	1-6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	A	A	A	6-12 children	Section 122-521
Adult foster care family homes	A	A	A	1-6 adults	Must be licensed by the state and must comply with the minimum state standards for such facilities.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Parks	P	P	P		
Outdoor recreation	--	S	P		Section 122-529
Museums & libraries, less than 15,000 square feet	P	P	--		

MASTER PLAN

Most of the areas zoned as neighborhood corridor are designated in the Future Land Use Map in the Master Plan as Corridor/Historic Corridor; there are a few instances of Outlying and Central Neighborhood.

"Corridors are the streets that connect the City together, and sometimes divide it. They are the arteries of transportation into, around and through the City."

"General Corridors are streets that connect the City to neighboring municipalities and the centers. Many of the corridors – Ecorse, East Michigan, West Michigan and Washtenaw – are primarily suburban in form and are currently appeal to auto-oriented commercial uses. The shallow lots along many of these corridors no longer accommodate the larger 21st century footprint of suburban style buildings with parking in front and lawns on all sides. The new pattern proposed in this Plan will allow parking on the street and require buildings to be closer to the street; with minimal yards, lots will have more buildable area for residential, commercial and office uses mixed throughout."



STANDARDS FOR AMENDMENTS

§122-362(a)

*(a) **Text Amendment.** For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:*

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric. This actions creates housing that is needed and will result in continued maintenance and care of an existing business/potential residence.
- Great place to do business, especially green and creative: This action retains and fosters the growth of local businesses.

(2) The rezoning is consistent with description and purpose of the proposed district, and.

The description of NC is as follows: "Neighborhood Corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses."

The amendment does not conflict with this.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- "create a safe, diverse, and sustainable city;
- meet the needs of the City's residents for food, fiber, energy, and other natural resources;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
- facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"

Given that residences are already allowable above permitted uses in this zoning, permitting that same use below permitted ground floors uses is not expected to have much, if any, impact.

As corridors are meant for mixed use, this change has the potential to create more mixed-use within structures in NC and it will create a mixed use within 1715 Washtenaw. NC is a district which covers a small amount of area within the City.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the potential to do so.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff does not anticipate that this amendment will have much effect on the natural features or environmental sustainability of the City however there is a benefit to the transportation system with the potential of creating live/work spaces in NC.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

The proposed change to the zoning ordinance is not expected to have any impact on the health, safety, and general welfare of the public.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

This is not a scenario that staff anticipated prior to this request. This omission is potentially something that should be addressed in future zoning ordinance edits for the other districts in which apartments above the ground floor of permitted uses are allowed.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions or development practices.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will not result in any nonconformities within the City.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the proposed text amendment to add apartments located below ground floor of permitted nonresidential uses to the NC (Neighborhood Corridor) zoning district, section 122-451, with the following findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan; and
2. The rezoning is consistent with description and purpose of the proposed district; and
3. The proposed amendment is consistent with the intent of this Zoning Ordinance; and
4. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
5. The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
6. The proposed amendment is needed to correct an omission in the original text; and
7. The proposed amendment will not result in the creation of significant nonconformities in the City.

Additionally, Planning Commission may choose to recommend to City Council that Council consider making this same change to HC-Historic Corridor and GC-General Corridor.

Cynthia Kochanek

Preservation Planner, Community & Economic Development Division

c.c. File
 Applicant

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- 307 N River
Site Plan Review



23 April 2018

**Staff Review of Site Plan Application
Cultivate Coffee & Taphouse
307 N River**

GENERAL INFORMATION

Applicant: Ryan Wallace
Cultivate Coffee and Tap House
307 N River St
Ypsilanti, MI 48198

Project: Cultivate Coffee & Tap House

Application Date: 16 March 2018

Location: Depot Town, on the south-west corner of North River and Photo.

Zoning: C, Center

Action Requested: Approval

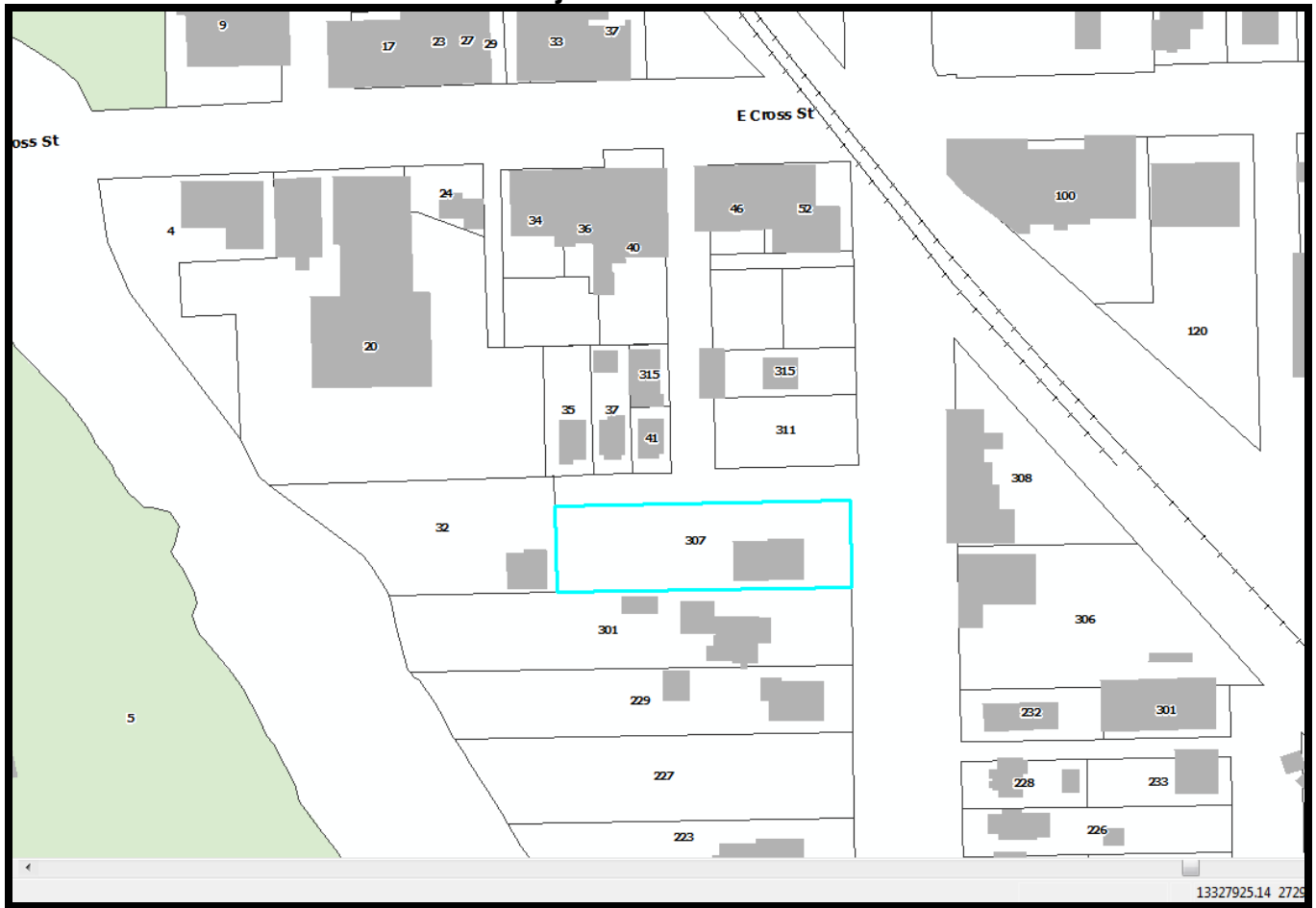
Staff Recommendation: Conditional Approval.

PROJECT AND SITE DESCRIPTION

Cultivate Coffee & Tap House ("Cultivate") is located in the former Ted's Auto Electric, and has been in operation since early 2015. In 2016, they expanded their parking area to the west of the existing parking, and created an outdoor service area to the west of the existing building. This site plan submittal is in furtherance of coming into conformance with the ordinance.

307 N River is zoned **Center**, which allows for bars and restaurants, as well as outdoor cafés, as permitted and accessory uses, respectively. Outdoor cafés are subject to specific standards found in 122-540. There are no parking minimums in the Center district.

Subject Site Location



Site Aerial (2015)



Site Aerial (per Google, 2017)



2011 Google Street View of site



2016 Google Street View of site



Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family, parking	Center
EAST	Grocery store, shopping, services	Center
SOUTH	Multifamily residential	Historic Corridor
WEST	Single-family residential	Historic Corridor

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."

ORDINANCE REFERENCE		REQUIRED	EXISTING CONDITIONS	PROPOSED
C: §122-477	BUILDING TYPE	Determined by lot size	21,700 sf Single story commercial	Unchanged Existing nonconforming building type
LOT: Unchanged.				
BUILDING ENVELOPE AND HEIGHT: Unchanged.				
ACCESSORY BUILDING ENVELOPE, FOOTPRINT, AND HEIGHT: Unchanged.				
	PARKING PROVISIONS	Permitted in the side, street side, and rear yards	Street Side	Expanded street side.
§122-540	USE-SPECIFIC Outdoor cafes, restaurants, seating areas and beer gardens	(a) All outdoor seating areas at grade level must be accessory to business which provides indoor seating or food concession. All storage, preparation and cooking of food and all vending machines shall be within an enclosed building or food concession. (b) The outdoor seating area shall be separated from all parking areas by means of a minimum three-foot high planting, wall, or other architectural feature delineating the space. (c) The outdoor seating area shall not be located within 50 feet of any properties zoned R1, MD, CN, CN-Mid, or CN-SF. (d) All outdoor areas shall be kept clean and void of litter at all times.	No outdoor seating	(a) Met (b) 6' privacy fence proposed (c) Met (d) Applicant to note this requirement on the site plan.

Items to be Addressed: Applicant to note the requirement "all outdoor areas shall be kept clean and void of litter at all times" on site plan.

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."

Building arrangement proposed to continue unchanged. Applicant proposes to extend westward an outdoor seating area/beer garden. As shown, beer garden has minimal accessible area for patrons with mobility disabilities; this is likely to be a challenge when obtaining Building Department approvals. Applicant also proposes extending the parking area westward, in gravel. Both the parking area and the outdoor seating area are set back 23' from the rear property line. The outdoor seating area is set back approximately 4' (varies slightly) from the south/side property line.

The dumpster is located in the street side yard. This is addressed later in this report.

Due to limited space on the north side of the building for parking, should the applicant wish to have parking, applicant may wish to consider relocating the outdoor seating area to the north of the building and the parking to the west.

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."

Access to the site via car is currently done to the small paved parking to the north of the building, adjacent to the roll-up doors. There is bike parking available at the east end of the parking area. Foot traffic can approach from River or from Photo, as the area is highly walkable. However, there is no sidewalk on Photo nor on Ninde. Pedestrians from this direction must walk in the street. Photo generally has light traffic, with the vast majority going to/from the Sidetrack parking area to the north-east or to Cultivate. Note that both Ninde and Photo, while platted as streets, are quite narrow and more closely analogous to alleyways. Photo is less than 30' wide.

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)	One signed barrier-free space, approximately seven parking spaces.	Undimensioned. Two barrier-free spaces are proposed near the building entrance; seven in the paved area. No count or dimensions given for parking in the graveled area.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		Walkway marked towards south of parking area.
Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		Parking aisles have a unique configuration; they are end-on to Photo Street. This places them within 50' from the Ninde Intersection.
Internal Maneuvering	Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary, it shall be an arc that allows unobstructed vehicle flow.		Met

Surfacing	All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer. Use of pervious alternative surfaces is encouraged in proximity to the Huron River and Paint Creek. Paving materials proposed to improve aesthetics may also be considered by the City Planner and the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.		See engineer's letter. Gravel surface is generally acceptable.
Drainage	All off-street parking and loading areas shall be graded and drained to public storm sewers. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality are permitted. No surface water shall be permitted to drain onto adjoining properties, unless there is a common engineered drainage system shared with the adjoining property or an appropriate watershed easement has been obtained. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.

Setback from Street	Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.		n/a.
Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot. Planning Commission may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.		Met.
Striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.		Striping not possible in graveled lot. Striping in paved lot proposed to be in conformance.

Wheel Stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.		Wheelstops not provided in paved lot.
Lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.		No lighting proposed. Streetlights not shown on plan.
Screening & Landscaping (internal)	1 tree per 8 spaces		Two trees required.
	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		Parking aisles unprotected in paved area.
	3' between curb and planting (5' if vehicle overhang)		n/a
Screening & Landscaping (perimeter)	Screened in accordance with 703 if abutting R1, MD, CN, CN-Mid, CN-SF		n/a
	3'-4' screen 80% opacity where visible from ROW		None provided from Photo.

		Landscaped areas, walls, structures, walks- must be protected by curbing		Building walls and pedestrian walkway along building unprotected.
§122-691	Motor spaces			n/a
	Bicycle spaces	1 per 5 motor spaces, minimum of 2		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path This requirement may be modified by the Planning Commission as follows: (2) A fee in lieu of construction may be provided by the development in the amount of 100% of the construction cost, upon a finding that any portion of the perimeter of a lot is included in a transportation project programmed in the City's 5-year Capital Improvement Plan, or with a finding that sidewalk construction at this location is impractical due to lack of connectivity. Any fee paid for this purpose is reserved for non-motorized improvements as a part of the identified transportation project or for path and sidewalk construction throughout the City, respectively. (3) Any easement required for the construction, maintenance, or operation of a modified facility must be included on the site plan at the time the modification is requested.		Construction of a sidewalk along Photo would primarily serve Cultivate's pedestrian traffic from their parking areas. There are, however, four single-family residences along Photo; one commercial building on Ninde, and two apartments on Ninde that may also benefit. Planning Commission may choose to consider a fee-in-lieu.

§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.		The dumpster placement is an extreme challenge to visibility for those exiting the gravel parking area. Applicant must apply for a variance or redesign the gravel parking area entrance.
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Items to be Addressed:

- No count or rough dimensions given for gravel parking area. Applicant to provide.
- Parking lot access is less than 50' from Ninde/Photo intersection. Applicant to revise.
- No lighting is shown on the plan. Applicant to show either site lighting or adequate street lighting.
- Two trees required.
- Parking aisles in paved area are unprotected by islands.
- Parking (both gravel and paved) is not screened from Photo.
- No sidewalk provided along Photo. Planning Commission waiver for fee-in-lieu requested.
- Dumpster is within the visibility triangle for the gravel parking. Applicant to revise entrance to gravel parking.
- Conflicting land use screening is required between the gravel parking and the residential use to the west.

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.

See engineer's letter.

Items to be Addressed: None.

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."

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 proposed. Show cut sheets and locations for all proposed site lighting.
§122-608 Refuse Containers	Not located in the front yard or street side yard (waiver available) Maintained in a neat, orderly, and sanitary condition Adequate vehicle access must be provided masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door	Dumpster in wooden enclosure	Applicant shows a dumpster in the street side yard. Waiver requested as no other location with vehicular access is available, due to unique condition of Photo / Ninde.
§122-631 Landscape plan			None provided.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Required between Cultivate and properties to south and west. Gravel parking lot conflicts with residential use to west, screening must be provided.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: 80'/30' = 6 trees		River: 3 trees required. One tree present, with extensive canopy. Waiver of one tree requested; applicant to plant one additional tree. Photo: no street trees provided. Applicant requests a waiver.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-638 Site Landscaping	10%	None	met
§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		No landscaping plan provided.
	Credit for existing vegetation		

Items to be Addressed:

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Applicant to provide conflicting land use screening between gravel lot and property to west.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

All applicable Historic District reviews and approvals must be obtained.

DEPARTMENT OF PUBLIC SERVICES

The applicant is responsible for obtaining permits from the Department of Public Services before beginning work on any portion of the City right-of-way, including sidewalks, curbs, and driveways on Photo and River, as well as street tree plantings.

DISCUSSION

This site has several challenges due to the existing layout of the paved area, the building, and the relationship of each to Photo Street. It may be possible to reconfigure the proposed gravel lot to be angled parking, with an "in" at the current dumpster location and an "out" towards the west; the dumpster could be relocated southward towards the building as part of this reconfiguration. This may allow for off-street parking screening as well as the placement of some street trees. The aisled parking of the paved area as proposed is not an existing nonconformity, as parking prior was perpendicular from the building, but is an improvement over that condition as the vehicles are no longer backing directly into Photo Street. In the short term, it is possible that the site could work with some tweaks to the graveled area as discussed above and with the additional screening to the west. This, however, does not take full advantage of the site nor the building. Were the beer garden located to the north of the building, the overhead doors could be an asset in summer; the area immediately behind the building could be garden; and the bulk of the rear of the site could be parking. Due to the depth of the lot, it is likely that more parking than is currently available (even with the gravel lot) could be placed in the rear; this parking could be laid out with a more limited access to Photo Street, improving safety as well. Either the slight reconfiguration of the graveled lot or a complete overhaul of the site would bring the site into more conformance with the ordinance, improving traffic flows and compatibility with the neighborhood.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *conditionally approve* the Site Plan for the Cultivate Coffee & Tap House with the following findings, waivers, and conditions:

Findings

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

Waivers

- Waiver requested per 122-608(a) to allow placement of dumpster in street side yard, due to maneuverability challenges.
- Waiver from street tree requirement for one tree (of two) requested on River; waiver from street tree requirement on Photo for nine trees (of nine) requested.
- Fee in lieu of provision of sidewalk along Photo is requested by the applicant.

Conditions

- If outdoor lighting proposed, applicant to indicate on site plan and submit cut sheets.
- Applicant to note the requirement “all outdoor areas shall be kept clean and void of litter at all times” on site plan.
- Applicant to address the following issues regarding the graveled parking area:
 - Lack of screening from Photo Street.
 - Lack of lighting. If on-site lighting is to be provided, please show in plan. If public street lighting is sufficient, please document.
 - Dumpster enclosure is within the visibility triangle of the parking lot entrance.
 - Conflicting land use screening is required between the parking area and the property to the west.
 - Provide approximate count of spaces proposed in gravel parking area.
 - Parking lot access is less than 50’ from Ninde/Photo intersection. Applicant to revise.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



April 9, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: Cultivate Coffee & Tap House
Site Plan Review No. 1
OHM Job No. 0094-18-1030

Dear Ms. Wessler:

The applicant is requesting site plan approval for a proposal from the Cultivate Coffee & Tap House to make improvements to their existing site on North River Street and Photo Street in order to meet city standards. We have reviewed the plans dated February 22, 2018 for compliance with local ordinances and general engineering standards. At this time, we recommend site plan approval contingent on the following comments being addressed:

SITE PLAN REVIEW COMMENTS:

1. The applicant shall add "No Parking" signage to the north side of the existing gravel parking lot near the proposed guardrail.
2. Due to limited space behind the proposed dumpster location, it is recommended that bumper blocks be continued along the western edge of the dumpster enclosure to alleviate potential parking issues behind the enclosure.
3. The applicant shall provide clarification on the 10-inch stub that appears to terminate in front of the proposed dumpster pad location.

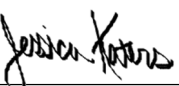
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

4. The applicant shall provide grades for the handicap-accessible route from the parking lot to the building to ensure ADA compliance.

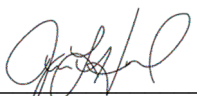
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard



CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2018\0094181030_Cultivate Coffee & Tap House\Site Review\Site #1\Cultivate_SP01.docx

CULTIVATE COFFEE & TAP HOUSE

SITE IMPROVEMENTS

307 N. RIVER STREET
YPSILANTI, MI 48198

OWNER/DEVELOPER

307 PROPERTY LLC | RYAN WALLACE
307 N RIVER ST
YPSILANTI, MI 48198
T: 616.502.3525

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MI 48104
T: 734.975.2400
F: 734.975.2410

CIVIL ENGINEER

NOWAK + FRAUS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
T: 248.332.7931
F: 248.332.8257

PROJECT DESCRIPTION

SITE IMPROVEMENTS TO EXISTING PROPERTY
TO BRING UP TO CITY STANDARDS

SHEET INDEX

ARCHITECTURAL

T1.00 TITLE SHEET
SP1.00 SITE PLAN
SP2.00 SITE DETAILS

CIVIL

C1 BOUNDARY / TOPOGRAPHIC SURVEY
C2 PAVING / GRADING PLAN

ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
B.F.	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONIT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMP PROOFING
DR.	DOOR
DS	DOWNSPROUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLK.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYPSUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL.	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF.	MANUFACTURER
MAR.	MARBLE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM

ABBREVIATIONS CONT.:

MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
PLAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED
PR	PAIR
PRE-ENG.	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ.	PROJECT, PROJECTION
PROP.	PROPOSED/PROPERTY
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REINF.	REINFORCED
REINFG	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHELF
SHW	SHOWER
SHT.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VVC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



LOCATION MAP

NO SCALE

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION

CULTIVATE
COFFEE & TAP HOUSE
307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018

OWN REV
SITE

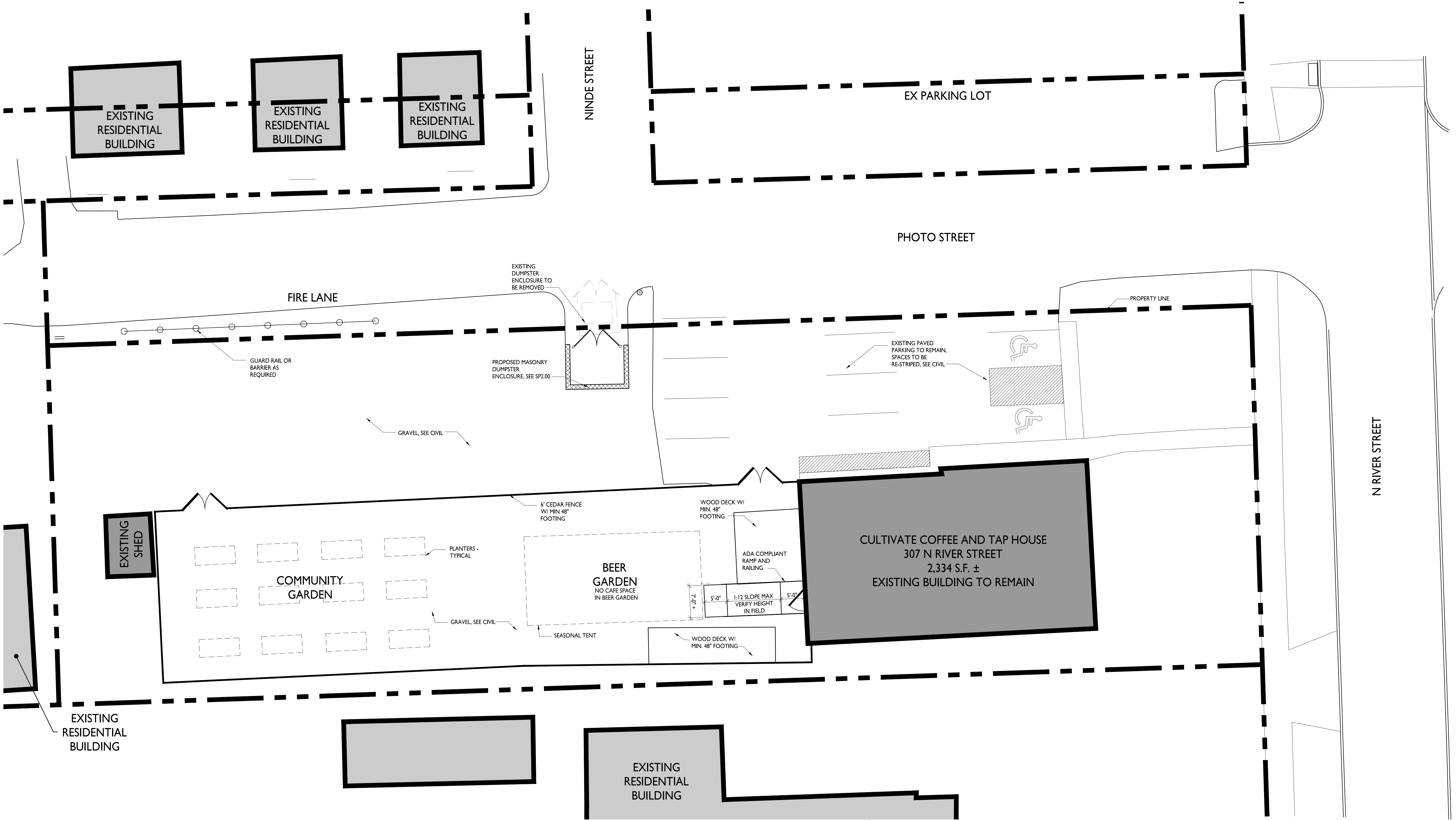
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

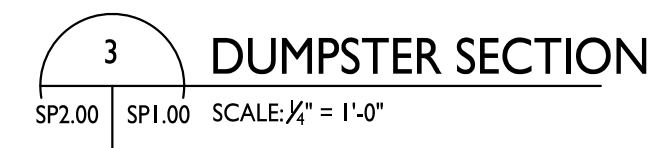
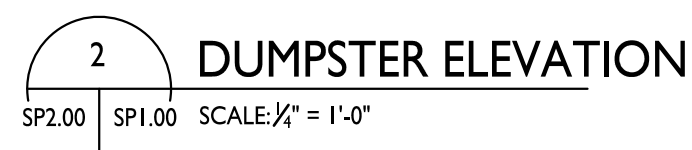
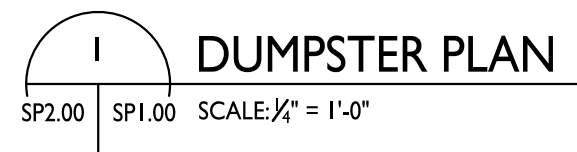
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

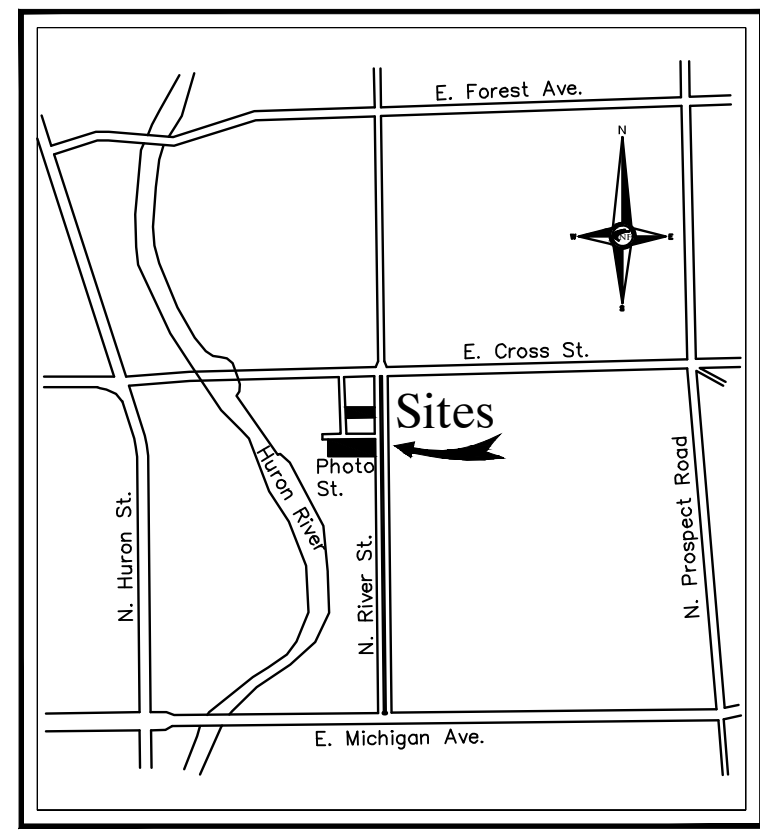
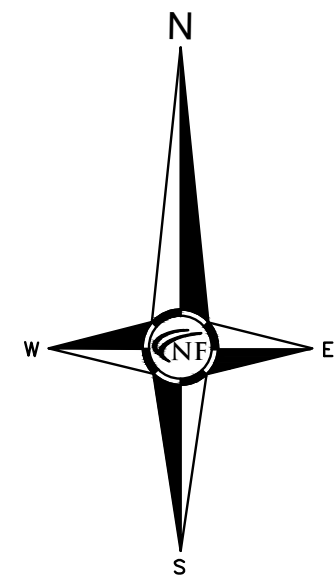
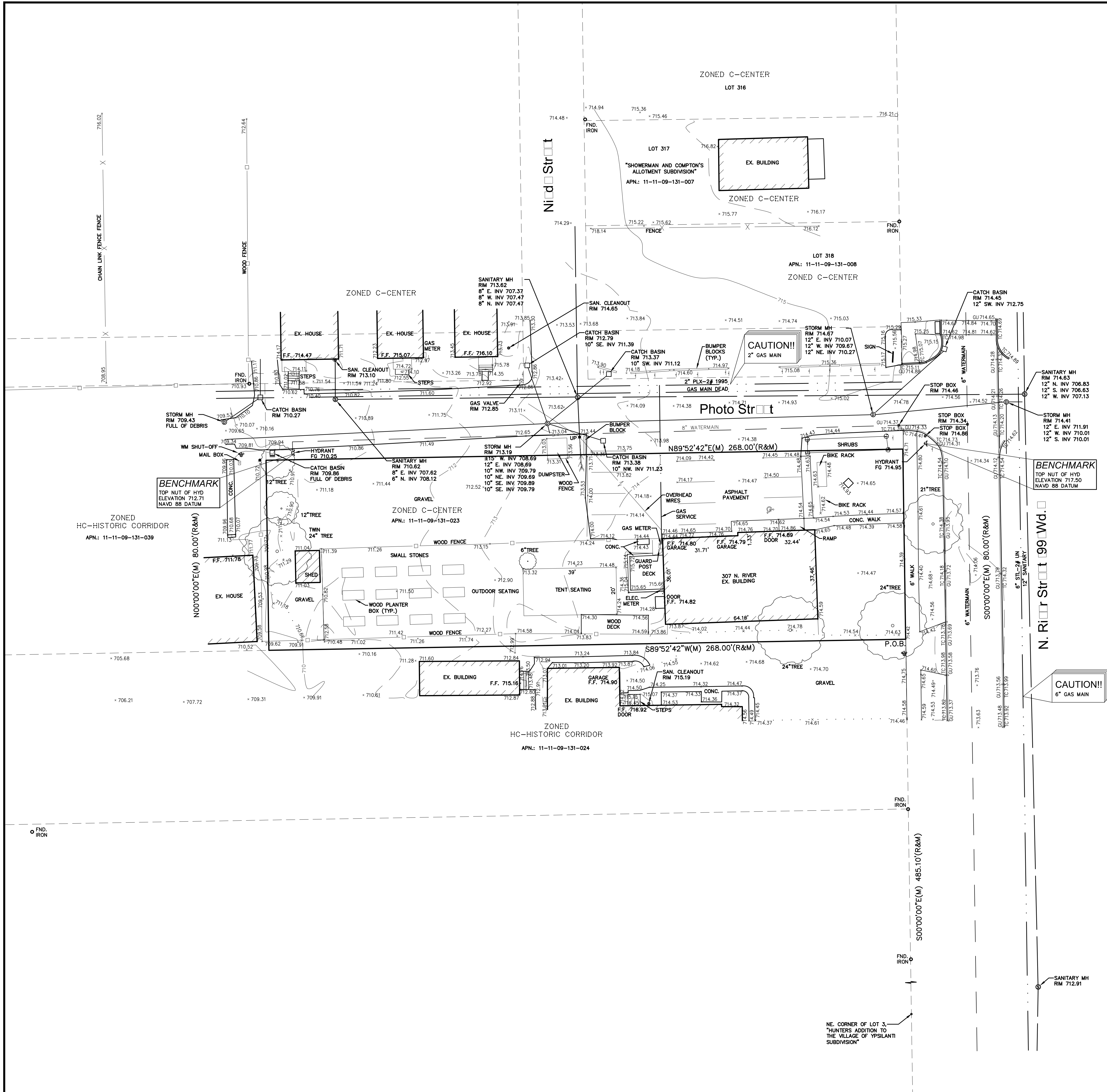
PROJECT + NUMBER
17-306

ISSUE + DATE
23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
OWN REV
OWN REV
SITE

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

307 Property, LLC
307 N. River Street
Ypsilanti, MI 48198
Contact: Ryan Wallace
Phone: (616) 502-3525

PROJECT LOCATION

Part of Frac. of Section 9
T.3S., R.7E.
Ypsilanti
Washtenaw County, Michigan

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

LEGAL DESCRIPTION

PART OF FRAC. SECTION 9, T. 3 S., R. 7 E., YPSILANTI, WASHTENAW COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF RIVER STREET (99.00 FEET WIDE) AND THE NE. CORNER OF LOT 3, "HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI SUBDIVISION"; THENCE N. 00° 00' 00" E. 485.10 FEET; THENCE S. 89° 52' 42" W. 268.00 FEET; THENCE N. 00° 00' 00" E. 80.00 FEET; THENCE N. 89° 52' 42" E. 268.00 FEET; THENCE S. 00° 00' 00" E. 80.00 FEET TO THE POINT OF BEGINNING. CONTAINING 21,440 SQUARE FEET OR 0.492 ACRES.

PARCEL NO. 11-11-09-131-023
ADDRESS: 307 N. RIVER ST., YPSILANTI, MI 48198

MISS DIG UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B73381457, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 12-11-2017. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

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

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE
	UTILITY POLE
	GUY WIRE
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
02-22-2018

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

K166

SHEET NO.

1

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Capital Improvements Plan: annual update process



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>City Hall Roof Repalcement</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u></u>	Date Prepared:	<u>2/22/2018</u>
Location	<u>City Hall</u>	Department Priority:	<u>HIGH</u>
	<u></u>	Community Priority:	<u>MEDIUM</u>
Project Status:	<u>RECONSTRUCT</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [NO]		
	Please Identify: <u></u>		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: <u></u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>9/30/2018</u>

Description:

Replace roof on the fourth floor of City Hall including roof on elevator shaft.

Justification:

Roof is leaking and causing water damage throughout City Hall.

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ []	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ [YES]	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year		32,000				32000
Funding Sources		Facilities Capital				0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Roof Replacement Recreation Park Pavillon

Project No	TBD	Department:	PUBLIC SERVICE
Project Title	Roof Replacement Recreation Park Pavillon	Date Prepared:	2/23/2018
Location	Recreation Park	Department Priority:	HIGH
		Community Priority:	HIGH
Project Status:	RECONSTRUCT		
Planning Context:	Is the project part of an adopted program, policy or plan? [NO]		
	Please Identify: _____		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	7/1/2018	Estimated Completion Date:	8/31/2018

Description:

Remove and replace metal roof on the pavillon in Recreation Park

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ []	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ [YES]	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year	15,000					15000
Funding Sources	General Fund					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9062-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>2018 County Road Millage</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>TBD</u>	Department Priority:	<u>HIGH</u>
		Community Priority:	<u>HIGH</u>
Project Status:	<u>REHABILITATE</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: _____		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>10/30/2018</u>

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	10,000	160,000				170000
Funding Sources	Major Streets					
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage	County Road Millage					0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9064-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Maus-Prospect Intersection Rehab</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>Maus-Prospect Intersection</u>	Department Priority:	<u>HIGH</u>
Project Status:	<u>REHABILITATE</u>	Community Priority:	<u>HIGH</u>

Planning Context:

Is the project part of an adopted program, policy or plan? [YES]

Please Identify: TIP/STP-U

Is the City legally obligated to perform this service? [YES]

Please Identify: Consent Decree with CIL

Estimated Start Date: 7/1/2018 **Estimated Completion Date:** 10/30/2018

Description:

Improve ADA access with improvement to the sidewalk ramps.

Justification:

This road segment was identified by th CIL (Center for Independent Living) as a priority. Improvments to this intersection will complete the rehabilitation of the Prospect Cooridor.

Budget Imact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	27,000	145,000				172000
Funding Sources	Major Streets/STP-U					
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0
						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9063-975</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>W. Cross-Wallace to City Limits</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>W. Cross-Wallace to City Limits</u>	Department Priority:	<u>MEDIUM</u>
		Community Priority:	<u>MEDIUM</u>
Project Status:	<u>RECONSTRUCT</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>TIP/STP-U</u>		
	Is the City legally obligated to perform this service? [NO]		
	Please Identify: _____		
Estimated Start Date:	<u>4/1/2020</u>	Estimated Completion Date:	<u>10/30/2020</u>

Description:

HMA reconstruction of W. Cross - Wallace west to The City limits; including curb and gutter, sidewalk ramp replacement, traffic calming features and all other related work.

Justification:

This road segment was identified by staff and council as a priority project.

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year		100,000	220,000			320000
Funding Sources	Major Streets/STP-U					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>9064-9055-818</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Non-Motorized Improvements</u>	Date Prepared:	<u>2/19/2018</u>
Location	<u>Various Location</u>	Department Priority:	<u>MEDIUM</u>
		Community Priority:	<u>MEDIUM</u>
Project Status:	<u>UPGRAGDE</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>Non-Motorized Improvements</u>		
	Is the City legally obligated to perform this service? [YES]		
	Please Identify: <u>SEMCOG/WATS</u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>6/30/2018</u>

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ [YES]	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	50,000	50,000	50,000			150000
Funding Sources	Non-Motorized Improvements					0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No	<u>TBD</u>	Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>Federal Aide Committee</u>	Date Prepared:	<u>2/12/2018</u>
Location	<u>TBD</u>	Department Priority:	<u>HIGH</u>
Project Status:	<u>Planning</u>	Community Priority:	<u>MEDIUM</u>
Planning Context:	Is the project part of an adopted program, policy or plan? [YES] Please Identify: <u>State Transportation Program-Urban</u> Is the City legally obligated to perform this service? [NO] Please Identify: _____		

Estimated Start Date: 5/1/2019 **Estimated Completion Date:** 10/1/2019

Description:

TBD

Justification:

Budget Impact:

Basis of Cost Estimate: Choose one of the following

☐ [YES]	Cost of comparable Project	☐ []	Cost Estimate from Engineer/Architect
☐ []	Rule of thumb Indicator/Unit Cost	☐ []	Preliminary Estimate
☐ []	Ball Park "Guesstimate"		

Financing Recommendation:

	FY 17-18	FY 18-19	FY 19-20	FY	FY	Total
Cost per Year	25,000	200,000	10,000			235000
Funding Sources	STP-U	STP-U	STP-U			
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant						0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0



**CITY OF YPSILANTI
CAPITAL PROJECT REQUEST**

Project No		Department:	<u>PUBLIC SERVICE</u>
Project Title	<u>SAW Grant</u>	Date Prepared:	<u>3/2/2018</u>
Location	<u>Citywide</u>	Department Priority:	<u>HIGH</u>
		Community Priority:	<u>HIGH</u>
Project Status:	<u>REPAIR</u>		
Planning Context:	Is the project part of an adopted program, policy or plan? [YES]		
	Please Identify: <u>NPDES MS4 Stormwater Permit</u>		
	Is the City legally obligated to perform this service? [YES]		
	Please Identify: <u>NPDES MS4 Stormwater Permit</u>		
Estimated Start Date:	<u>7/1/2018</u>	Estimated Completion Date:	<u>6/30/2019</u>

Description:

Evaluate storm water conveyance system, GIS system and create a Storm Water Asset Management Plan

Justification:

Budget Impact:

Ten percent match approximately \$42,000.

Basis of Cost Estimate: Choose one of the following

- | | | | |
|---|-----------------------------------|---|---------------------------------------|
| ☒ [YES] | Cost of comparable Project | ☐ [] | Cost Estimate from Engineer/Architect |
| ☐ [] | Rule of thumb Indicator/Unit Cost | ☒ [YES] | Preliminary Estimate |
| ☐ [] | Ball Park "Guesstimate" | | |

Financing Recommendation:

	FY 17-18	FY 18-19	FY	FY	FY	Total
Cost per Year	0	\$418,097.51				418097.51
Funding Sources		SAW Grant				0
Operating Revenue						0
Fund Balance						0
Bond Issue						0
Grant		MDEQ SAW Grant				0
Special Assessment						0
Millage						0
Lease / Installment						0
Others						0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget	Request	Request	Request	Request	Request
		17-18	18-19	19-20	20-21	21-22	22-23

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
FACILITY							
414-7-2650-818-00	General						
	City Hall Roof Replacement	(32,000)		0	0	0	0
	Meters	0	(9,000)	0	0	0	0
	Pedestrian Light Poles and Fixtures	0	(6,000)	0	0	0	0
	Recreation Park Roof Replacement	(15,000)	0	0	0	0	0
414-7-2650-818-00 Total		(47,000)	(15,000)	0	0	0	0
414-7-2652-970-03	DPS						
	Aggregate Material Stalls			(30,000)			
	DPS Emergency Generator	0		(35,000)	0	0	0
	DPS Employee Parking Area				(25,000)		
	DPS Garage Sprinkler	0		(60,000)	0	0	0
	DPS HVAC-Admin Building					(12,000)	
	DPS Paved Additional Parking Area					(25,000)	
	Garage Bay Exhaust System	0	0	(25,000)	0	0	0
	Hydraulic Hoist	0	(115,000)	0	0	0	0
	LED Retro Fit for Washington St	0	(25,000)	0	0	0	0
	North Pole Barn Concrete Pad	0	0	(40,000)	0	0	0
	Pavilion Roof		(15,000)				
	Solar Panel	(15,000)	0	0	0	0	0
414-7-2652-970-03 Total		(15,000)	(155,000)	(190,000)	(25,000)	(37,000)	0
414-7-2652-970-04	Fire Department						
	Storage Tank	(160,000)	0	0	0	0	0
414-7-2652-970-04 Total		(160,000)	0	0	0	0	0
414-7-2652-971-20	Fire Department						
	Extension of Solar Array	0	(18,000)	0	0	0	0
414-7-2652-971-20 Total		0	(18,000)	0	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
414-7-3010-818-00	Police						
	Flooring and Carpet	0	(12,250)	0	0	0	0
	Police Locker Room Improvement	0	(5,111)	0	0	0	0
	Report Writing Room	0	(7,395)	0	0	0	0
	YPD Car Port	0	(28,000)	0	0	0	0
414-7-3010-818-00 Total		0	(52,756)	0	0	0	0
414-7-3070-818-00	Fire Department						
	Apparatus Room Drains and Grates(Waiting for accurate quote)+Paint	0	(90,000)	0	0	0	0
	Fire Station Apparatus Upgrade	0	(12,000)	(7,000)	(7,000)	(7,000)	0
414-7-3070-818-00 Total		0	(102,000)	(7,000)	(7,000)	(7,000)	0
FACILITY Total		(222,000)	(342,756)	(197,000)	(32,000)	(44,000)	0
INFRASTRUCTURES							
202-7-9062-975-00	Design Engineering						
	County Road Millage	(10,000)	0	0	0	0	0
202-7-9062-975-00 Total		(10,000)	0	0	0	0	0
202-7-9062-975-02	Construction Engineering						
	County Road Millage	0	(20,000)	(20,000)	0	0	0
202-7-9062-975-02 Total		0	(20,000)	(20,000)	0	0	0
202-7-9062-975-04	Construction						
	County Road Millage	0	(120,000)	(120,000)	0	0	0
202-7-9062-975-04 Total		0	(120,000)	(120,000)	0	0	0
202-7-9063-975-00	Design Engineering						
	W. Cross-Wallace to City Limits	0	(100,000)	(20,000)	0	0	0
202-7-9063-975-00 Total		0	(100,000)	(20,000)	0	0	0
202-7-9063-975-02	Construction Engineering						
	W. Cross-Wallace to City Limits	0	0	(100,000)	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended	Request	Request	Request	Request	Request
		Budget 17-18	18-19	19-20	20-21	21-22	22-23
202-7-9063-975-02 Total		0	0	(100,000)	0	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
202-7-9063-975-03	Construction MDOT						
	W. Cross-Wallace to City Limits	0	0	(100,000)	0	0	0
202-7-9063-975-03 Total		0	0	(100,000)	0	0	0
202-7-9064-975-00	Design Engineering						
	Maus-Prospect Intersection Rehab	(27,000)	0	0	0	0	0
202-7-9064-975-00 Total		(27,000)	0	0	0	0	0
202-7-9064-975-02	Construction Engineering						
	Maus-Prospect Intersection Rehab	0	(20,000)	0	0	0	0
202-7-9064-975-02 Total		0	(20,000)	0	0	0	0
202-7-9064-975-04	Construction						
	Maus-Prospect Intersection Rehab	0	(125,000)	0	0	0	0
202-7-9064-975-04 Total		0	(125,000)	0	0	0	0
202-7-9067-975-00	Design						
	Federal Aid Committee(FAC)	(25,000)	(25,000)	0	0	0	0
202-7-9067-975-00 Total		(25,000)	(25,000)	0	0	0	0
202-7-9067-975-02	Construction Engineering						
	Federal Aid Committee(FAC)	0	(75,000)	0	0	0	0
202-7-9067-975-02 Total		0	(75,000)	0	0	0	0
202-7-9067-975-03	Construction MDOT						
	Federal Aid Committee(FAC)	0	(100,000)	(10,000)	0	0	0
202-7-9067-975-03 Total		0	(100,000)	(10,000)	0	0	0
202-7-9069-757-00	Operating Supplies						
	Saw Grant	0	(78,000)	0	0	0	0
202-7-9069-757-00 Total		0	(78,000)	0	0	0	0
202-7-9069-818-00	Contractual Service						
	Saw Grant	0	(140,000)	0	0	0	0
202-7-9069-818-00 Total		0	(140,000)	0	0	0	0
202-7-9069-975-00	Design Engineering						

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget 17-18	Request 18-19	Request 19-20	Request 20-21	Request 21-22	Request 22-23
202-7-9069-975-00	Saw Grant	0	(200,000)	0	0	0	0
202-7-9069-975-00 Total		0	(200,000)	0	0	0	0
495-7-4443-971-20	Metro Act						
	Ramp Replacement Program	0	(35,000)	(50,000)	(50,000)	0	0
495-7-4443-971-20 Total		0	(35,000)	(50,000)	(50,000)	0	0
495-7-4493-818-00	CDBG						
	Ramp Replacement Program	0	0	(65,000)	(50,000)	0	0
495-7-4493-818-00 Total		0	0	(65,000)	(50,000)	0	0
INFRASTRUCTURES Total		(62,000)	(1,038,000)	(485,000)	(100,000)	0	0

CAPITAL IMPROVEMENT

CATEGORY	Account Name	Amended					
		Budget	Request	Request	Request	Request	Request
		17-18	18-19	19-20	20-21	21-22	22-23

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **Medical Marijuana Provisioning Centers: Increase in Buffer**
Tabled from 3/21/2018



15 March 2018

**Staff Review of Rezoning Application
Medical Marijuana Text Amendments
Provisioning Centers Buffer Increase**

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve a Text Amendment to Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)

SUMMARY

State regulations regarding medical marijuana facilities have recently changed to allow for more commercial operations. This amendment would limit the number of provisioning centers throughout the City by doubling the required buffer between provisioning centers from 500 feet to 1,000 feet.

BACKGROUND

In 2008, the voters of the State of Michigan approved a ballot initiative to legalize medical marijuana, using a caregiver, person-to-person model; Ypsilanti voters supported this ballot measure by over 80%. In 2011, the City of Ypsilanti adopted zoning regulations reflective of that, allowing groups of caregivers to grow under one roof in the M1, M2, WS, and CI zoning districts with a Special Use Permit; and caregivers to connect with patients at dispensaries in the B2, B3, and B4 zoning districts by right.

In 2014, the zoning ordinance shifted to a hybrid form-and-use-based schema. In these new zoning districts, dispensaries were only permitted by-right in C, and not permitted in GC. The State adopted the Medical Marijuana Facilities Licensing Act in late 2016, which permitted fully commercialized medical marijuana facilities under one corporate owner, including grow facilities, provisioning centers (dispensaries), processors, transporters, and testing facilities. In November 2017, Council passed an ordinance opting-in to the MMFLA, allowing up to three grow/processors and seven provisioning centers (dispensaries). Two updates to the zoning code have already been proposed and recommended to Council; one, to permit provisioning centers (dispensaries) as a Special Use in the GC zoning district, and another, generally updating the specific standards and definitions for medical marijuana facilities.

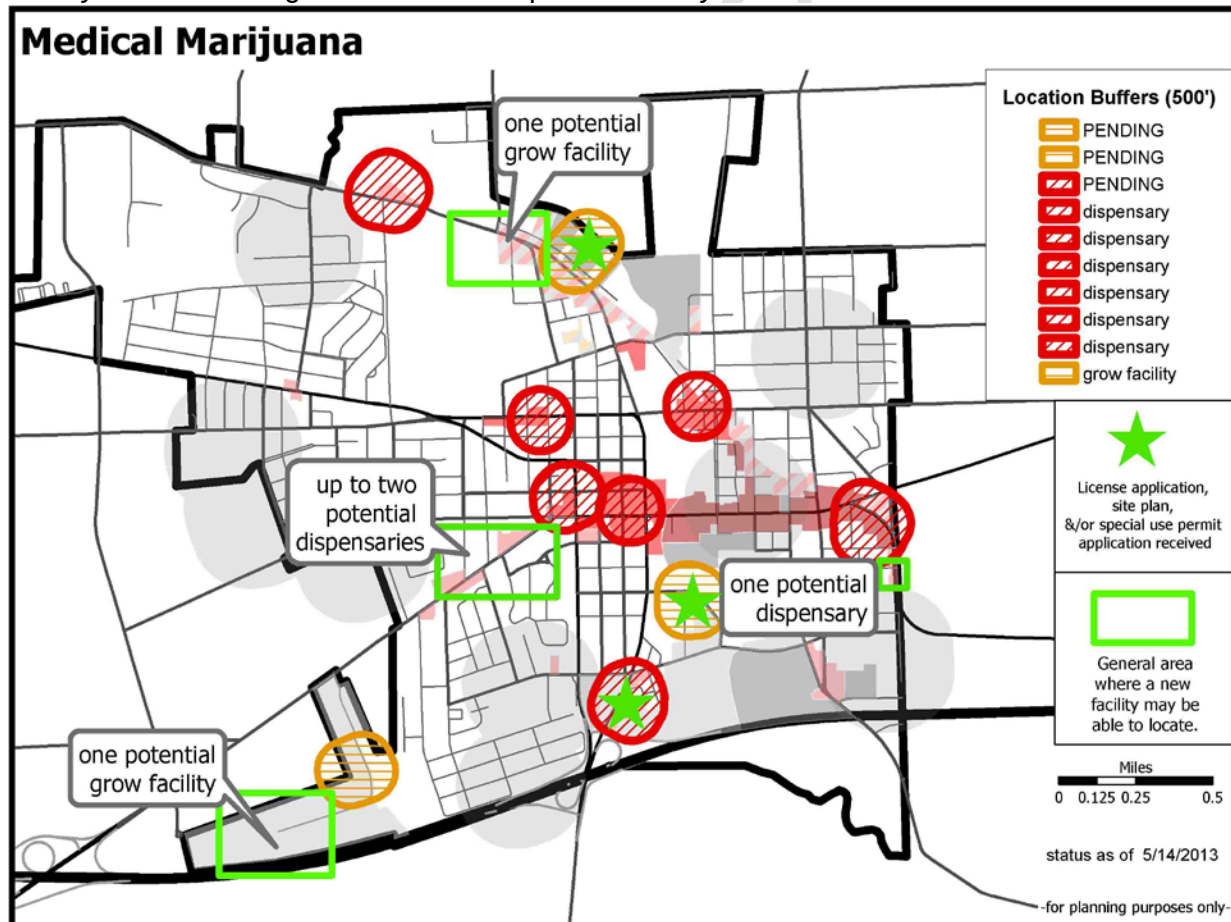
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana zoning

discussion in 2011, and during the more recent zoning discussions in 2017-18, both Planning Commission and City Council have expressed concern about marijuana business density, and the need to ensure a balanced mix of services and goods in our commercial areas. This amendment would reduce density significantly, generally allowing for only one provisioning center per commercial area, without creating significant nonconformities.

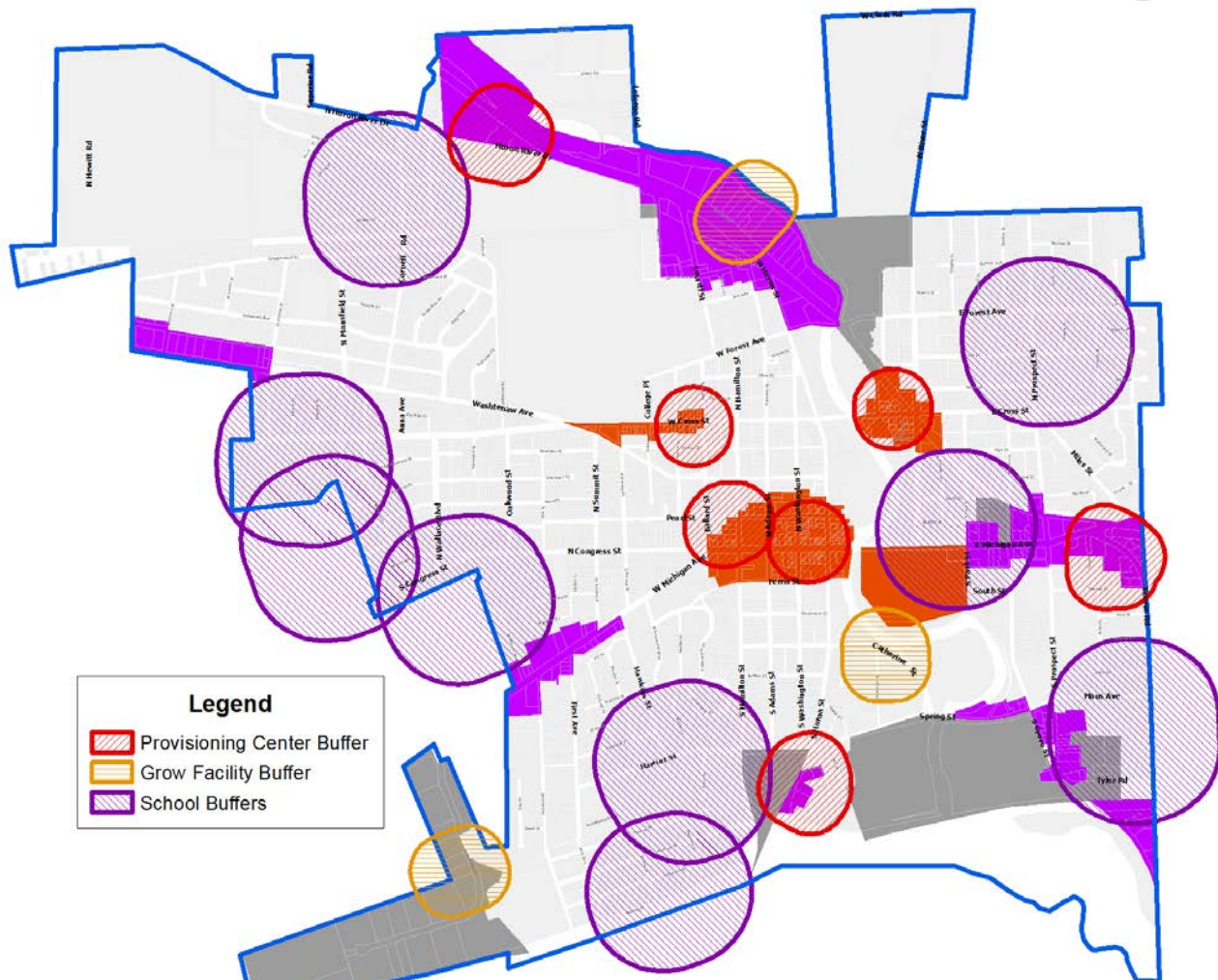
DISCUSSION

When the 2011 zoning amendments permitting dispensaries and grow facilities were adopted, there was no cap on the number of facilities, and the industry was untested and highly stigmatized. A cap on the number of facilities was introduced in 2013, as Council felt the local market was satisfied, and further increases in the number of facilities were unwise due to uncertainty in the State and Federal regulation. Many of these facilities have been operating since 2011; the newest opened in 2013. These facilities have, overall, been in compliance with local ordinances, including permitting on-demand inspections. The crime rate at these businesses is equivalent to other retail &/or industrial businesses.

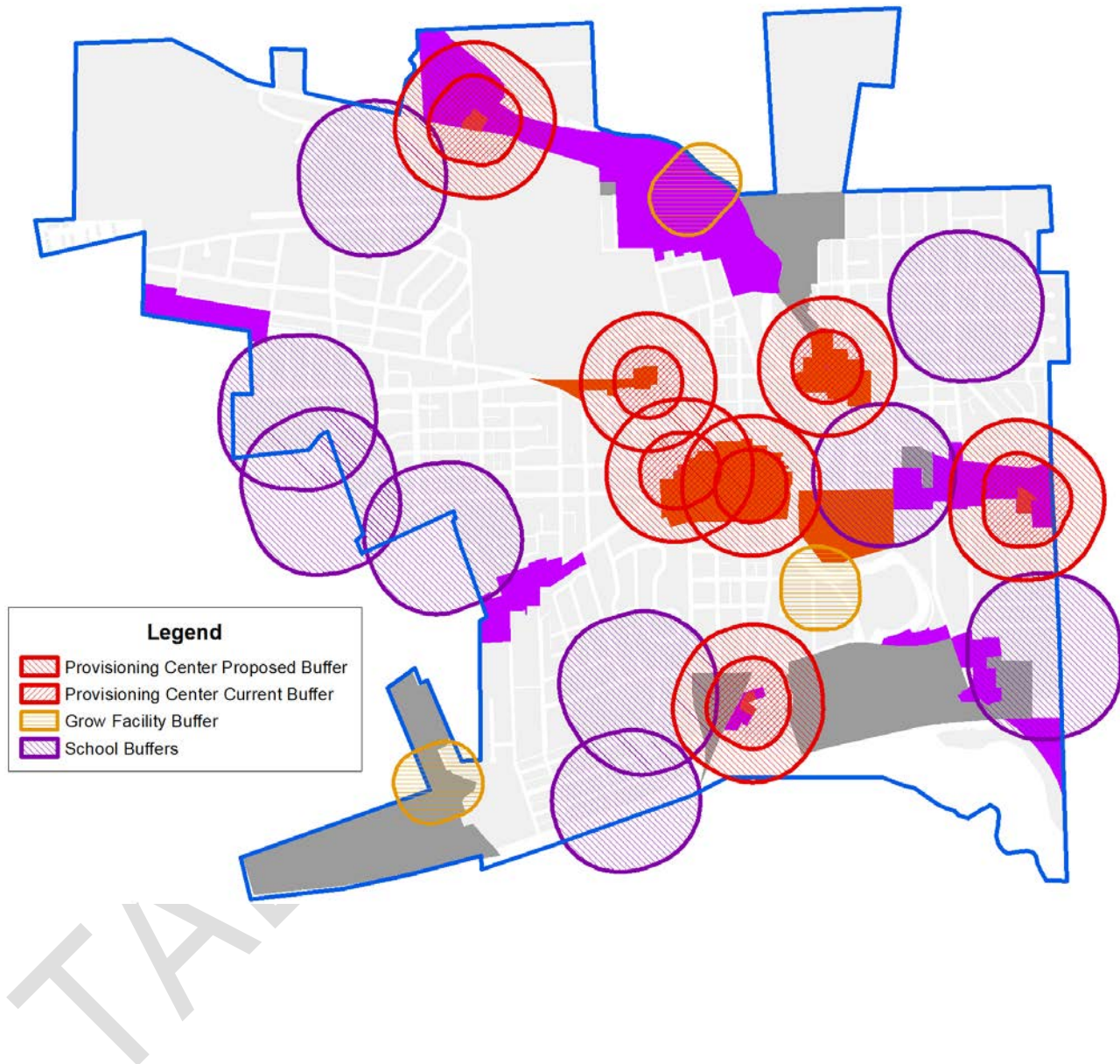
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety of other zoning classifications to predominantly GC.



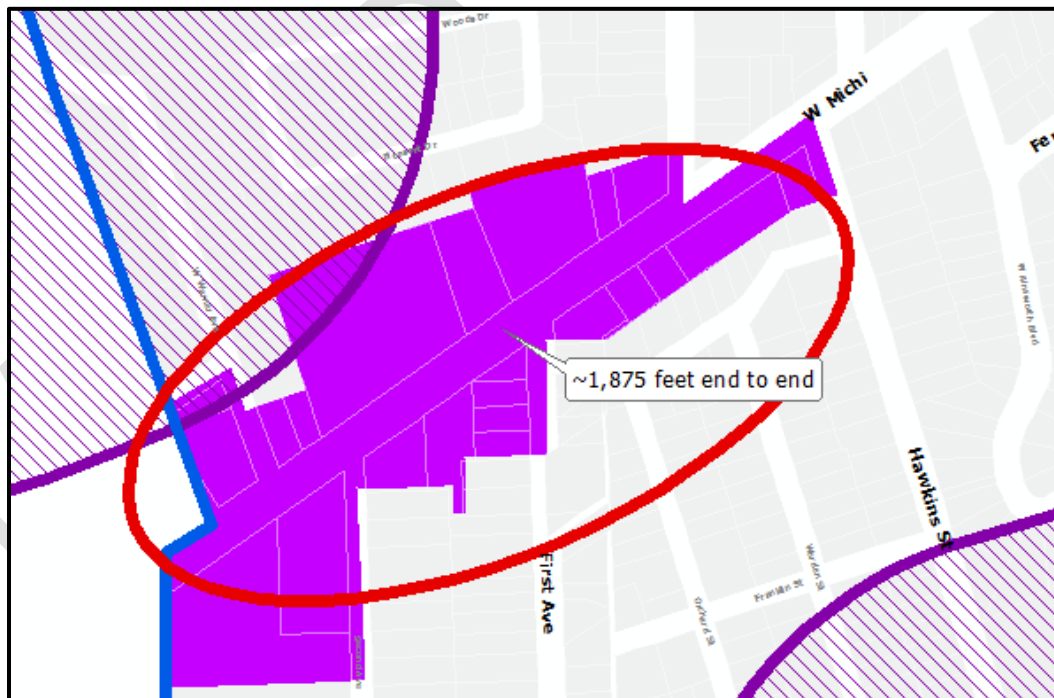
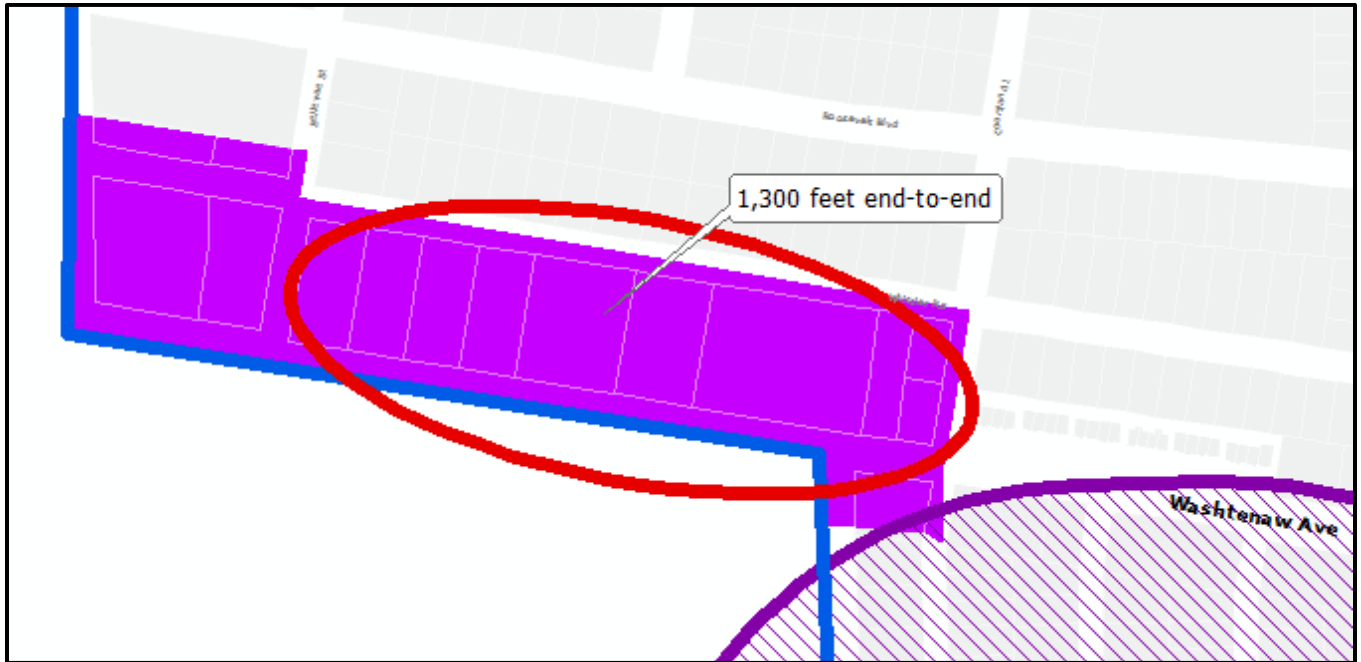
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries as a special use in the GC district. Recall also that Planning Commission has discretion in granting Special Use permits under §122-324.



Under the proposed increase in buffers between provisioning centers, the East Michigan/Ecorse corridor cannot bear a new provisioning center, nor can Depot Town or West Cross. The two existing provisioning centers in downtown Ypsilanti would exclude each other by approximately four feet; however, Herbal Solutions is planning to move eastward once rehabilitation is complete at the new location. Commercial locations on Huron River Drive/Railroad St are already fairly constrained due to the location of the railway and river, as well as the large redevelopment site at 800 Lowell, so the expansion would have minimal effect.



Looking more closely at specific areas, Washtenaw realistically could host two provisioning centers (one at each end), and West Michigan potentially two as well- fewer than the three and four, respectively, that would be able to locate there with the smaller buffer. West Michigan, it should be noted, has fewer commercial buildings that could presumably become available for such a venture; there do exist residential buildings that could be converted.



Medical Marijuana Dispensaries (recommended to become "Medical Marijuana Provisioning Centers"), 122-532(b)(3)	"Medical Marijuana Provisioning Centers," 122-532(b)(3) (changes proposed 2/21 presumed adopted)
The dispensary shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana dispensary or growing/manufacturing facility as measured from the outermost boundaries of the lot or parcel on which the proposed dispensary and lawfully existing dispensary or growing/manufacturing facility is located;	The provisioning center shall not be located within a five hundred (500) feet of a lawfully existing medical marijuana <u>growing &/or processing facility nor within one thousand (1,000) feet of a lawfully existing medical marijuana provisioning center</u> as measured from the outermost boundaries of the lot or parcel on which the proposed medical marijuana facility and to the outermost boundaries of the lot or parcel on which the lawfully existing medical marijuana facility is located;

STANDARDS FOR AMENDMENTS**§122-362(a)**

(a) Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and
Applicable guiding values of the Master Plan include:

- Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians, without over-investing into a volatile industry.

(2) The rezoning is consistent with description and purpose of the proposed district, and.
This would apply to all Provisioning Centers in all districts.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular, to:

- "create a safe, diverse, and sustainable city;
- meet the needs of the City's residents for food, fiber, energy, and other natural resources;
- guide the location of places of residence, recreation, industry, trade, service, and other uses of land;
- ensure that uses of the land shall be situated in appropriate locations and relationships;
- limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;
- facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility needs;"

By increasing the distance between Provisioning Centers, it reserves space for other businesses to grow and thrive within the City, while still preserving access to medical marijuana.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change to the zoning ordinance has the long-term potential to do so. In the short-term, it will simply preserve the existing character of the City.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
Staff does not anticipate that this amendment will negatively or positively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City;
Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or
The proposed change to the zoning ordinance will help maintain residents' access to medical marijuana, as prescribed by their doctor. The ordinance amendment will also help to reduce the potential that relatively volatile medical marijuana businesses might displace existing businesses in less-volatile industries.

(8) The proposed amendment is needed to correct an error or omission in the original text; or
This does not correct an error; it is an amendment due to a changing regulatory environment.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
Staff does not anticipate that this change will significantly impact a community need in physical or economic conditions. If the industry continues to grow, it is possible that medical marijuana businesses could reinvest significantly into their businesses. However, it is also possible that the businesses will face increasing regulatory hurdles at the federal level, and medical marijuana still carries some stigma. This amendment would decrease the potential impacts of both any stigma and the potential for an industry collapse due to regulatory issues.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.
The proposed amendment will make nonconforming the two dispensaries in downtown Ypsilanti. However, as noted, Herbal Solutions is in the process of preparing a space to the east that would conform under the new ordinance.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council the **approval** of the proposed text amendment to 122-532(b)(3), "Medical Marijuana Dispensaries Provisioning Centers", with the following findings:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan;
- (2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
- (3) The proposed amendment will protect the health, safety, and general welfare of the public;
- (4) The proposed amendment will address a community need in physical or economic conditions or development practices.

Bonnie Wessler
City Planner, Community & Economic Development Division

Agenda
Planning Commission
Wednesday, 16 May 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron
Ypsilanti, MI 48197

Old Business

- **534 N Huron: Special Use & Site Plan**
Tabled from 4/18/2018



City of Ypsilanti

Community & Economic Development Department

April 11, 2018

**Staff Review of Site Plan & Special Use Application
Party Store Expansion
528-534 N Huron**

GENERAL INFORMATION

Applicant: Tom Tamou
3102 Farmdale Dr.
Sterling Heights, MI 48314

Project: Party Store Expansion-534 N Huron

Application Date: March 21, 2018

Location: Southeast corner of N Huron and W Forest

Zoning: NC-Neighborhood Corridor

Action Requested: Approval of site plan and special use for the expansion of a food store with the sale of alcohol, less than 15,000 sf

Staff Recommendation: Conditional approval

PROJECT AND SITE DESCRIPTION

The total for the three parcels is 0.434 acres; this includes 528 N Huron, 530 N Huron and 534 N Huron St addresses, parcels # 11-11-40-105-022, 11-11-40-105-021 and 11-11-40-105-029 with frontage on N Huron and W Forest. There is an existing ~1,200 square foot commercial building at 530 N Huron that partially encroaches on the 528 N Huron parcel and a ~2,700 square foot commercial building on the 534 N Huron parcel. The parking lot is to the south of 534 N Huron with approximately 19 spaces. There are three curb cuts for access, two on N Huron and one on W Forest. No special use permits or variances have been granted for these properties.

Zoned **NC- Neighborhood Corridor**, which only allows for a food store with the sale of alcohol, less than 15,000 square feet after approval as a special land use. The plans submitted propose a 3,520 square foot addition to the existing 2,774 square foot building for a total of 6,294 square feet at the northwest corner of the parcels with a demolition of the existing structure at 530 N Huron. Parking is proposed to the south of the structure with 20 parking spaces, 1 of which indicated as an accessible parking space. The existing structure is nonconforming in regards to street setbacks on the N Huron and W Forest street sides. The existing northern curb cut on N Huron St will be eliminated and the existing southern curb cut on N Huron St will be moved. The three parcels will need to be combined in

order to accommodate the proposed use as a parking lot cannot be a primary use in Neighborhood Corridor.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site-looking southeast



Figure 4: Google image of site-looking north east from N Huron



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	DPS Yard Multi-family residential	GC- General Corridor CN-Core Neighborhood
EAST	Single Family residential Rehab Center	NC-Neighborhood Corridor NC-Neighborhood Corridor
SOUTH	Single & Multi-family residential	CN-Core Neighborhood
WEST	Single Family residential	NC-Neighborhood Corridor

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: The location, scale, and intensity of the proposed use is compatible with adjacent uses as these uses already exist on the property, the only difference is that they are now to be combined and expanded by about 2,200 sf. The height, location of the buildings will not drastically change. The intensity of

the proposed special use will increase. The times of operation have not been discussed, but are not expected to change. The street setbacks on the existing building at 534 N Huron are existing nonconforming, no change is planned on the W Forest side however the nonconformity is proposed to be increased on the N Huron St side.

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

COMMENTS: The proposed use is the same as what currently exists on the site it is just an expansion of the use and as such it is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, and property or public welfare. Historically houses have always been surrounded by commercial properties in the City. 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 should not be affected. The applicant will need to address screening from the conflicting land uses as staff indicates in the site plan review.

- (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: 534 N Huron has been used as a store since prior to 1927 and the 530 N Huron was constructed back the mid to late 20th century. As mentioned before the height of the building at 534 N Huron will only be increased by 2" thus the height of the structure is similar and the placement on the site will not change for 534 N Huron but 530 N Huron is proposed to be removed and the massing of the structure at the northwest corner of the property will be different. Landscaping will need to be administratively reviewed by staff at a later time. The materials used in construction will be carefully reviewed by the Historic District Commission to ensure compatibility to the area.

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

COMMENTS: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads. Employee traffic can be reasonably expected to be minimal however retail/restaurant traffic may increase and it is unclear as to how often the proposed use will utilize long-wheelbase vehicles, such as box trucks or semi-trucks. The property has a walk score of 78 (very walkable) and a transit score of 41 (some transit).

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

COMMENTS: None are anticipated 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:

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

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 6: Requirements

Note: Staff has reviewed this project under the assumption that all three parcels will be combined. The figures below reflect that.

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
NC: BUILDING TYPE §122-466	Determined by lot size		Single story commercial	Unchanged
LOT REQUIREMENTS				
Width ft	Min 50	Max 300	169.75'	Unchanged
Depth ft	Min 100	Max 300	101.31' at north side 148' at southern 46.9'	Unchanged
Area sf	Min 7,500	Max 90,000	~18,945.7	Unchanged
Coverage %	Min -	Max 60%	~33%	Meets
BUILDING ENVELOPE AND HEIGHT				

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Street setback (front or side) ft	Min 5	Max 15	W Forest: ~1' N Huron: ~0'	Does not meet, existing nonconforming on W. Forest and an extension of the nonconformity on the N Huron St side, <i>variance required</i>
Side setback ft	Min 0	Max -	31' – 35'	Meets
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	~73'	Meets
Frontage buildout %	Min 50	Max 100	~70%	Meets
Height stories	Min 1	Max 1	1 (@17.6')	Meets
PARKING PROVISIONS	Location: Side, street side and rear yard		Street side and rear yards	Meets
PRIVATE FRONTAGES	Required: Commercial		W Forest: none N Huron: partial	Entrance is on the south/parking lot side of the building
Distance between openings (ft)	Min -	Max 2	N Huron: 2.5' to 24.5'	Does not meet
Door recess (ft)	Min -	Max 5	not indicated on plans	Unknown
Ground floor transparency (%)	Min 60	Max -	W Forest: 0% N Huron: 56/1728=3%	Does not meet
Height to bottom of window (ft)	Min -	Max 2.5	6'	Does not meet
Setback from curb (optional awning/gallery) ft	Min 2	Max -	Optional	N/A
Clear depth – awning (ft)	Min 4	Max 10	Optional	N/A
Clear depth – gallery (ft)	Min 8	Max 10	Optional	N/A

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Clear height (ft)	Min 8	Max -	Optional	N/A
Yard requirements	Must be landscaped/pervious, with a path at least 6' wide connecting the building entrance to the sidewalk			~4.5' clear path with the bollards, does not meet <i>Staff note: this will be less of an issue if the building entrance is on the N Huron St side.</i>

Items to be Addressed:

1. Applicant to pursue a variance for the street side setback on N Huron St.
2. Applicant is to comply with the commercial private frontage requirements for the N Huron and W Forest frontages, including transparency.
3. Applicant to provide a path at least 6' wide connecting the building entrance to the public sidewalk.

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 applicant is planning an addition to the existing building at the northwest corner of the parcels and is proposing the demolition of the existing structure at 530 N Huron. Building frontage is on N Huron and W Forest. The building is currently set up with an entrance at the southwest corner of the building. The applicant has proposed to move the entrance several feet to the east so that it is now completely in the rear/south side of the building. The parking lot is to the south of the structure in the street side and rear yards with 20 parking spaces indicated as well as bike parking and a dumpster enclosure at the east side of the parking lot. A generator will be to the east of the building along with a truck loading area. There is an existing split rail fence and a 6' wood privacy fence running the length of 15 W Forest on the east side of the property. The split rail fence appears to be on the applicant's side of the property and the 6' privacy fence on the 15 W Forest side, the privacy fence appears to have some stability issues back in 2016. The area also seems to have some vegetation overgrowth on the applicant's side of the fence at that time. There is no existing or proposed fencing on the south side of the project area.

Items to be Addressed:

1. Applicant to provide screening between the conflicting land uses to the east and south of the site. Screens must be a wall, fence, or landscape buffer at least six (6) feet in height and at least 80% opacity.

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."

Access points for vehicles are at the southern end of the parcels on N Huron and the eastern end of the W Forest side. The existing drive on the east side of the site appears to be in poor condition and the existing striping and pavement for the parking lot are in poor/fair condition. Bikes and pedestrians can also access the site via the curb cuts and the sidewalks on W Forest and N Huron, the sidewalks surrounding the structure appear to be in good condition. The proposed internal walkway to the south of the building is approximately 4.5' due to the proposed installation of the bollards within the walkway. The walkway to the east of the building does not run the full length of the building. This appears to be due to the shape of the existing building on W Forest and the clearance for the access drive. However there is 24' available for the access drive, a 4' pathway may still be possible or this access drive could be signed for loading and emergency access and possibly reduced to accommodate the required walkway. A bus stop for AAATA route 3 stops just to the northwest in front of 202 W Forest. Bike parking is indicated at the southeast section of the lot near the dumpster enclosure and will probably see little use in this area as it is about 125' from the entrance.

Figure 7: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		The entrance does not face the street to which it is addressed.
NC: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None included with plans, not required by staff due to site limitations.
§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)		• 9'x18' parking dimensions proposed, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		Shall provide a van-accessible barrier free space.

§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		A full walkway is not proposed for east side of the building and only a 4.5' clearance on the south walkway, does not meet
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • N Huron: 125' and W Forest: 70', meets • N Huron: 25' and W Forest: 24', meets
	Internal Maneuvering	Minimum of 10' in width		24' – 28', meets
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		No indication that surfacing was an issue on the engineering review, meets
	Drainage	graded and drained to public storm sewers		Insufficient data provided, see engineering letter
	Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot		~2' from the lot to the south, does not meet
	Striping	outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code		Meets
	Wheel Stops	Wheels stops or curbing must be provided		Curbing provided, meets
§122-684	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated and meet requirements in 122-609		Photometric and lighting plan provided, see below for more detail
	Screening & Landscaping (internal)	1 tree per 8 spaces		Landscaping plans not included, applicant to provide
		1 landscape island for each 16 spaces		N/A

	Screening & Landscaping (perimeter)	Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		No trees indicated
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		No plantings indicated
		Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Applicant to provide screening for the parking at the south lot line
		3'-4' screen 80% opacity where visible from ROW		Does not meet
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets, no landscaping indicated on plans
§122-691	Motor spaces	Other retail uses: 1/250 gross floor area Restaurant: 1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift	Note: Staff figures for the retail and restaurant space and the applicant's figures differ. Applicant to provide proof of figures.	Retail: $4642/250=19$ spaces Restaurant: $122.5/50=3$ spaces 2 employees on largest shift= 2 spaces Total required: 24 spaces, 20 proposed including on accessible space, does not meet, engineering has concerns about the location and access to the accessible parking space
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		4 required, 8 proposed, no indication of type or if they are covered on the plans, also over 100' away from entrance
§122-692	Parking discounts	Transit		115' to closest bus stop, n/a
		Alternative Vehicles		None proposed

		Bicycle		Shower provided, but no indication of covered bike parking in addition to the 4 required spaces. Applicant to provide covered bike parking for 8 bike spaces in addition to the 4 required spaces for a parking discount of 2 spaces.
		PC discretion, special circumstances not listed above		A waiver is requested for an additional 2 parking spaces (8%) due to site constraints
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		5' sidewalks already exist in the ROW and appear in good condition
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		No landscaping plan provided, cannot determine.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'		What appears to be a loading space is provided on the east side of the property at about 10' x 50', engineering requested that it be labeled.

Items to be Addressed:

1. Applicant to move the entrance of the building to the N Huron St side so that it faces the street to which it is addressed.
2. Applicant to provide a van-accessible barrier free space.
3. Applicant to provide a 5' wide or greater walkway from the parking lot to the right-of-way.
4. Applicant to address all conditions as listed in the engineering letter from OHM dated April 10, 2018.

5. Applicant to move the parking area at the south of the lot so that it is the required 10' from the adjacent lot to the south.
6. Applicant to provide screening for the parking at the south lot line
7. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW.
8. Applicant to provide covered bike parking for 8 bike spaces in addition to the 4 required bike spaces for a parking discount of 2 spaces.
9. An 8% wavier is requested from §122-691 for two parking spaces, due to site constraints.

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 is required due to an increase in impervious surface area on site.

Items to be Addressed: See engineering review for details and changes requested on storm water, the accessible parking space, turning radius, landscaping and loading space.

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, walls, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

Figure 8: 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		• Meets • Greater than 0.5 fc at all lot lines • photometric does not indicate the figures all the way to the lot line on the east side of site. • Applicant to ensure that the 3 pole lights on the south are 16' in height or less

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§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		No indication of any issue on the engineering review, meets
§122-631 Landscape plan			Applicant to provide a landscape plan for staff review
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Does not meet, applicant to provide
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: N Huron: $170'/30' = 6$ trees		No street trees are provided on W Forest frontage due to space constraints. Waiver requested. 3 street trees may be possible on N Huron, waiver for the remaining 3 due to space constraints.
§122-638 Site Landscaping	10%		Applicant to provide a landscape plan for staff review
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		Screened by building
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Applicant to provide a landscape plan for staff review
	Credit for existing vegetation		None
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Applicant to indicate maintenance plan on the landscape plan
§122-635 Fencing, hedges, walls, berms	NC front and street side yard- no more than 6' in height side and rear yards – max 10'		None proposed in the front or street side yard

Items to be Addressed:

1. Applicant to provide a clearer photometric that indicates the measurements all the way to the lot line on the east side of the site for administrative review.
2. Applicant to shield lights or otherwise ensure lights do not exceed 0.5 fc at all lot lines and to ensure that the 3 pole lights on the south side of the lot are 16' in height or less at final finished height.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height between the conflicting land uses to the east and south of the site.
4. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for 3 trees on N Huron.
5. Applicant to provide three street trees on the N Huron St side of the property.
6. Applicant to provide a landscaping plan.

PHASING

§122-311(i)

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

Phasing is not indicated on the plans.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

All three properties are within the Ypsilanti Historic District. The demolition of the existing building at 530 N Huron will need to be approved by the Historic District Commission as well as the plans for site and building prior to the start of work on this project.

DEPARTMENT OF PUBLIC SERVICES

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

FIRE DEPARTMENT

As applicant is requesting a curbcut closure and changes to parking area circulation, Fire Department review is required. Fire Department has no objection to the proposed changes but would like to ensure that the dumpster remains more than 10' from the structure. The proposed dumpster location is approximately 80' from the structure.

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

Easily walk, bike, drive or take transit from anywhere. This action brings a larger convenience store/retail space to the City that is a short walk from the bus stop across the street and is walkable.

Great place to do business, especially green and creative. This action may retain existing businesses.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission *table* the Special Use Permit for the Party Store Expansion at 534 N Huron as it's subject to approval of the site plan.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission *table* the Site Plan for Party Store Expansion at 534 N Huron subject to the ZBA review of the variance from the street side setback on the N Huron frontage and HDC review of the demolition of 530 N Huron.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File
 Applicant
 Architect: JSN AIA



April 10, 2018

City of Ypsilanti Planning and Development Department
534 North Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 534 N Huron St
Site Plan Review No. 1
OHM Job No. 0094-18-1020

Dear Ms. Wessler:

The applicant is requesting site plan approval for the expansion of an existing commercial store. An existing restaurant will be demolished and added on to the existing commercial store.

We have completed the first site plan review of the plans dated March 3, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are not recommended for approval. The following comments shall be addressed prior to resubmitting plans for approval. Preliminary detailed engineering comments have also been provided for the applicant's benefit to aid in the preparation of the detailed engineering drawings, but do not significantly affect the overall site plan layout.

SITE PLAN REVIEW COMMENTS:

1. The applicant shall provide a preliminary stormwater narrative on the plans that includes an explanation of how the additional impervious surface area will be treated. The narrative shall include a description of the proposed Best Management Practices (BMPs), if any. All BMPs shall be clearly shown and labeled on the plans. The applicant shall also provide preliminary stormwater calculations in accordance with the Washtenaw County Water Resources Commissioner's (WCWRC) Standards.
2. The applicant shall relocate the proposed handicapped parking space to be as close to the main entrance as possible. The applicant shall also dimension the proposed accessible parking space to indicate ADA compliance. In addition, the applicant shall also provide a minimum of one (1) ADA "van-accessible" parking space with a 90-inch wide access aisle to comply with ADA standards.
3. The applicant shall provide spot grades at all four corners of proposed ADA parking spaces, sidewalks, and level landings as well as at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
4. The applicant shall provide ADA compliant sidewalk ramp details on the plans (i.e. MDOT R-28 series, etc.).
5. The applicant shall provide the bollard detail on the plans. The applicant shall also note that there shall be a minimum of 36-inches between the bollard and the side of the building per ADA standards.
6. The applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus or the largest truck anticipated to traverse the site.



7. The applicant shall provide a landscape plan. The applicant shall also overlay the existing and proposed utilities on the landscape plan to ensure that there are no trees directly on any utility lines.
8. The applicant shall label the loading space on the plans.

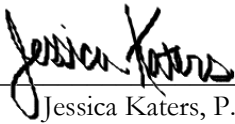
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

1. The applicant shall clarify the location of the proposed building downspouts and how they tie-in to the proposed stormwater management system.
2. Any improvements to the water or sanitary sewer systems will require review and approval from YCUA.
3. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department.

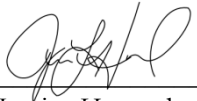
The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2018\0094181020_534_N_Huron\N Huron_SP #1_2018-4-10.docx

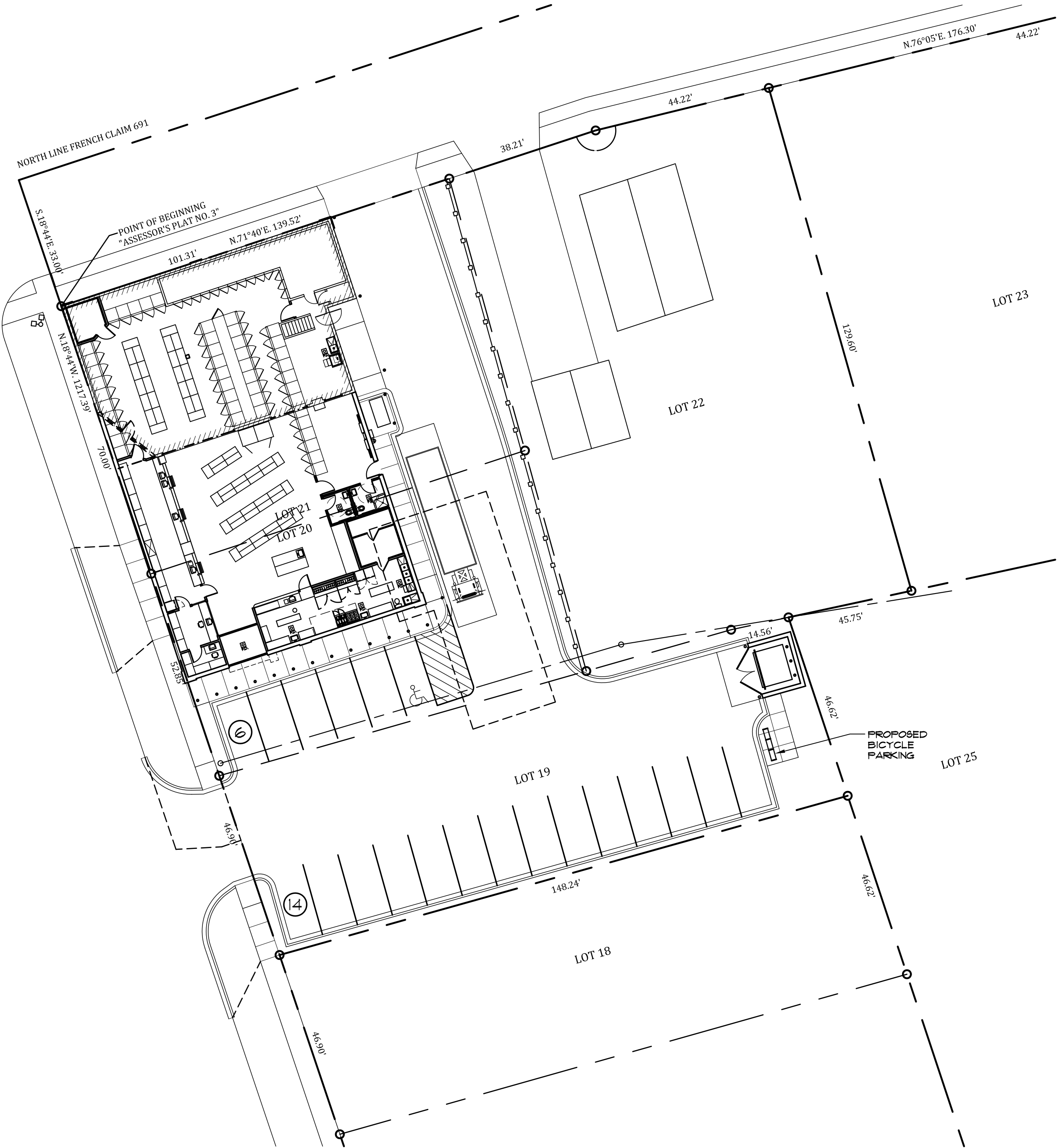
GENERAL NOTES M.B.C. 2015

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE M.B.C. 2015 BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
2. THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODE(S), THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
3. MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED ON THIS PROJECT.
4. ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
5. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
6. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
7. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
8. PROVIDE SAFETY GLAZING IN CONFORMANCE WITH CODE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
11. FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 3000 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT/DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
12. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
13. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3000 P.S.I. FOR FOUNDATION WORK AND FLOOR SLABS WITH 4000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KS1, ASTM 40.
14. STRUCTURAL STEEL = 36 KS1 ASTM GRADE 36.
15. THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE, AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR.
16. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: 16: PHONE, ELEC, GAS, WATER, AND SEWER.
17. LIGHT GAUGE STEEL FRAMING TO CONFORM TO ASTM STANDARDS SPECIFIED.
18. SUPPORT ALL ELECTRICAL EQUIPMENT & WIRING, INCLUDING LOW VOLTAGE WIRING, IN ACCORDANCE WITH ARTICLE 300-II AND ARTICLES 125 THROUGH 230 OF THE NEC.

CODE ANALYSIS (I.B.C./ M.B.C. 2015)

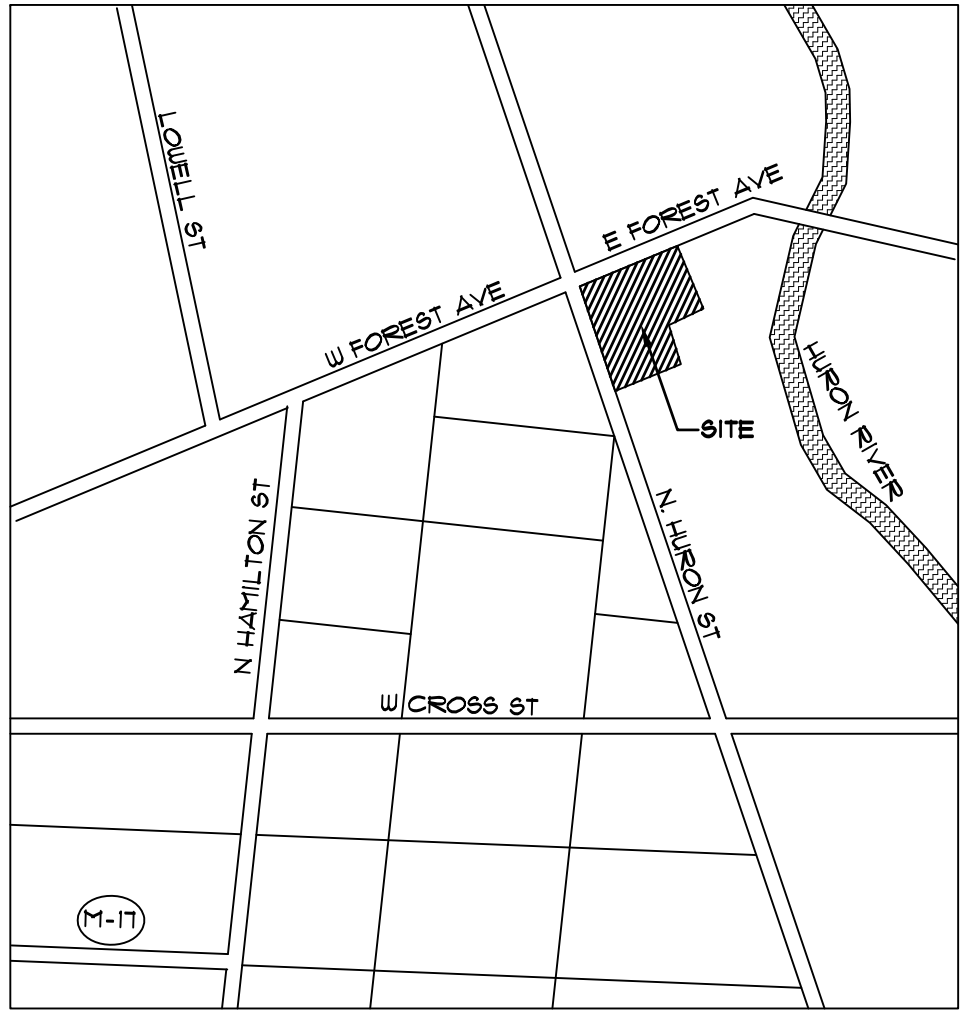
CHAPTER - 3	USE AND OCCUPANCY CLASSIFICATION 3021 CLASSIFICATION USE GROUP(S): 'M' (MERCANTILE)
CHAPTER - 5	GENERAL BUILDING HEIGHTS AND AREAS SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.
CHAPTER - 6	TYPE(S) OF CONSTRUCTION TYPE V-B (5-B), SPRINKLERED
CHAPTER - 7	FIRE AND SMOKE PROTECTIVE FEATURES FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.
CHAPTER - 8	INTERIOR FINISHES ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.3. CLASS 'C' FOR INTERIOR ROOMS & CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOMS.
CHAPTER - 10	MEANS OF EGRESS SECTION 1004 OCCUPANT LOAD FOR PROPOSED USE(S) (TABLE 1004.1.2) 'M' USE: 2,422 SF. STORAGE/ STOCK AREA * 1/300 GROSS * 8 OCCUPANT(S) 3,812 SF. RETAIL AREA * 1/60 GROSS * 63 OCCUPANT(S) TOTAL = 73 OCCUPANT(S) DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO BARRIER FREE REQUIREMENTS. MEANS OF EGRESS REQUIREMENTS FOR THE EXISTING BUILDING TO REMAIN HAVE BEEN MET BOTH WITHIN THE EXISTING SPACE(S) AND HAVE BEEN DETERMINED TO BE ADEQUATE AS PART OF THE ORIGINAL PERMIT APPROVAL.
CHAPTER - 11	ACCESSIBILITY ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.
CHAPTER - 12	INTERIOR ENVIRONMENT
SECTION 1205	THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.
SECTION 1203	EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY.
A.D.A.	APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

THE AMERICANS WITH DISABILITIES ACT PROVIDES THAT IT IS A VIOLATION OF THE ADA TO CONSTRUCT A FACILITY FOR FIRST OCCUPANCY LATER THAN JANUARY 26, 1993, THAT DOES NOT MEET THE ACCESSIBILITY AND USABILITY REQUIREMENTS OF THE ADA, EXCEPT WHERE AN ENTITY CAN DEMONSTRATE THAT IT IS STRUCTURALLY IMPRACTICAL TO MEET SUCH REQUIREMENTS. TENANT AND LANDLORD ACKNOWLEDGE THAT THESE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT, THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT YOU GUARANTEE THAT THE TENANT LEASED SPACE COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THAT THE DESIGN OF ANY COMPONENT IN THE TENANT LEASED SPACE WILL MEET THE REQUIREMENTS OF THE ADA IF THEY HAVE NOT BEEN SUBMITTED TO THE ARCHITECT FOR REVIEW.



PROPOSED SITE PLAN

SCALE: 1"=20'-0"



LOCATION MAP

SCALE: N.T.S.

CURRENT ZONING

ZONED: NC (NEIGHBORHOOD CORRIDOR)

CODE ANALYSIS

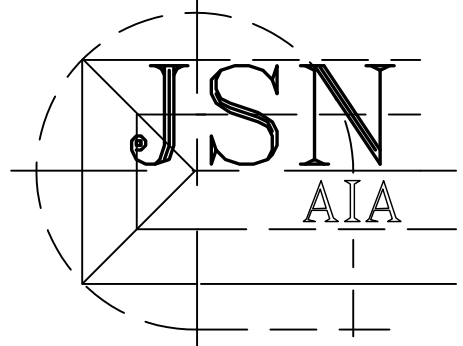
CODE(S): M.B.C. 2015
CONST. TYPE: V-B (5-B)
STORIES OF BUILDING: ONE (1)
USE GROUP(S): 'M'
BUILDING AREA: 6,294 SQ. FT.
OCCUPANCY: 73

PARKING ANALYSIS

TOTAL GROSS AREA (FOOTPRINT) = 6,294 SQ. FT.
CONVENIENCE STORE: 6,294 SQ. FT. (GROSS AREA)
CONVENIENCE STORE W/ CARRY-OUT PIZZA
RETAIL * 1 SP. PER 250 SF.
3,812 SF. / 250 = 15.48, THEREFORE 16 SPACES
STAFF * 1 SP. PER EMPLOYEE (LARGEST SHIFT)
CONV. STORE: 2 EMPLOYEES = 2 SPACES
CARRY-OUT (PIZZA): 2 EMPLOYEES = 2 SPACES
TOTAL = 20 SPACES REQUIRED

PARKING REDUCTION(S):
BICYCLE(S) * 1 SPACE FOR EVERY 4 BICYCLE SPACES
8 BIKE SPACES / 4 = 2 SPACE REDUCTION
BICYCLE(S) * 4 SPACE(S) FOR PROVISION OF EMPLOYEE SHOWER
EMPLOYEE SHOWER = 4 SPACE REDUCTION
TOTAL = 6 SPACE REDUCTION

PARKING TOTAL(S):
20 (CONV. STORE) - 6 (REDUCTIONS)
TOTAL = 14 SPACES REQUIRED
TOTAL (PROVIDED) = 20 SPACES (PROPOSED)



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: STORE-- 534 N. HURON STREET

534 N. HURON STREET
TAYLANT, MI 48187

OWNER: TOM TAMOU

Sheet Title:

PROPOSED
SITE PLAN,
LOCATION
MAP, NOTE(S)
& ANALYSIS

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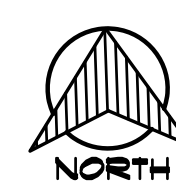
Date: 08/21/17
Drawn by: LDN, MLC

Project Number:

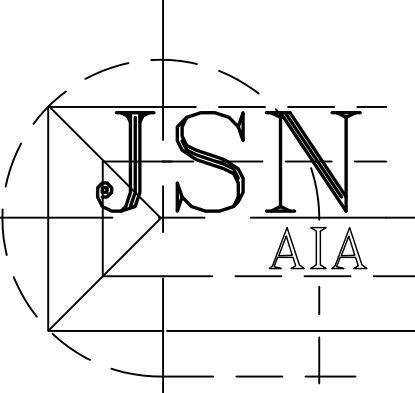
17054

Sheet Number:

S-1



EXISTING/ CONTEXTUAL SITE PLAN
NEIGHBORHOOD/ CONTEXT
SCALE: 1" = 40'-0"



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:	
DATE	DESCRIPTION
08/21/17	REVIEW
03/21/18	P.C. REVIEW

Project Name:

STORE- 534 N. HURON STREET
534 N. HURON STREET
TAYSLANT, MI 48187

OWNER: **TOM TAMOU**

Sheet Title:

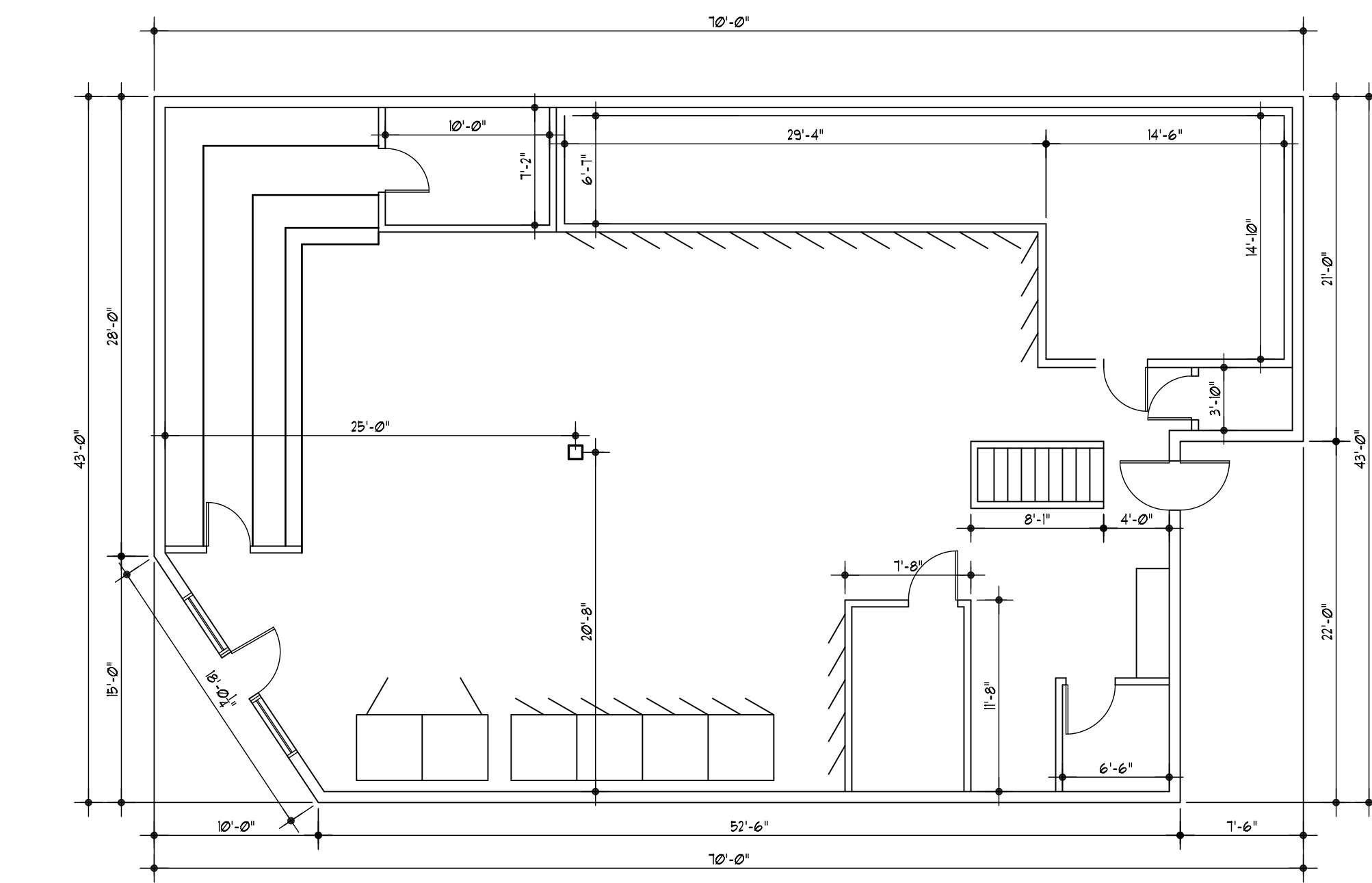
**EXISTING /
CONTEXTUAL
SITE PLAN**

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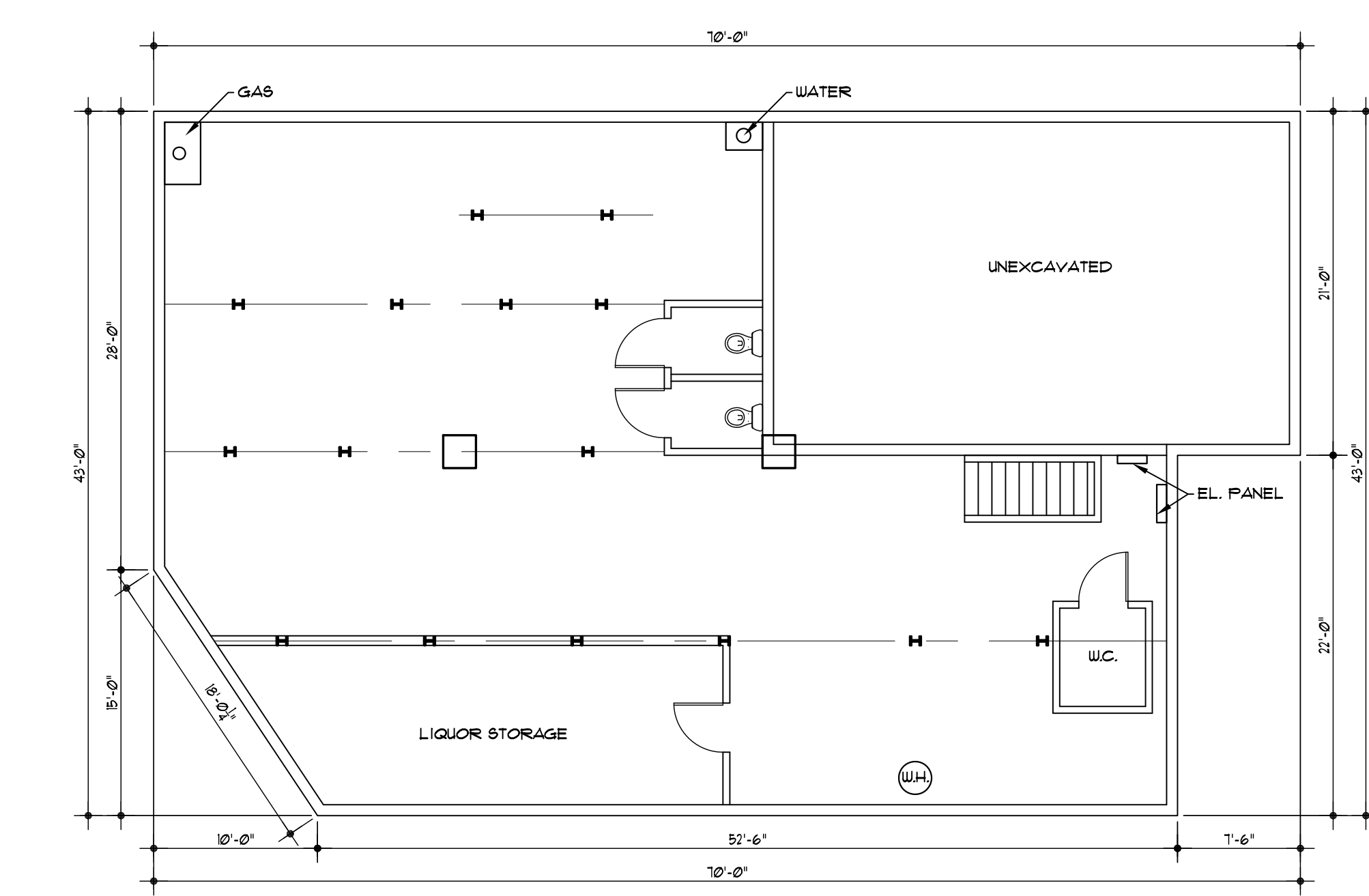
Date: 08/21/17
Drawn by: LDN, MLC

Project Number:
17054

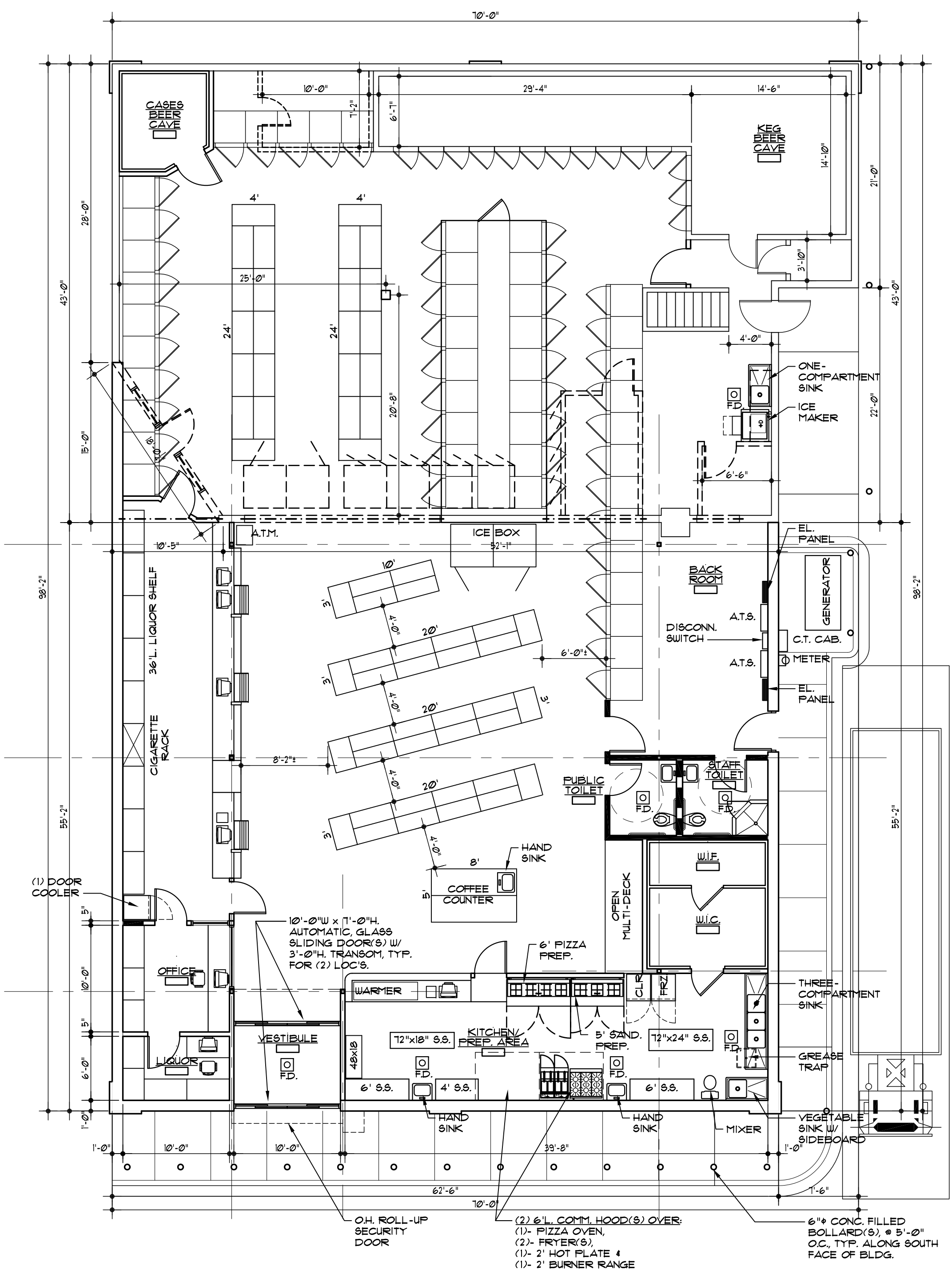
Sheet Number:
S-2



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREA ANALYSIS	
EXISTING BUILDING:	2,114 SF.
PROPOSED ADDITION:	3,520 SF.
NEW BUILDING TOTAL:	6,294 SF.
RESTAURANT:	139 SF.
STORE:	5,595 SF.

JSN

AIA

Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
02/19/18	REVIEW
02/27/18	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/27/18	P.C. REVIEW

Project Name:

STORE- 534 N. HURON STREET

534 N. HURON STREET
TAYSLANT, MI 48187

OWNER:

TOM TAMOU

Sheet Title:

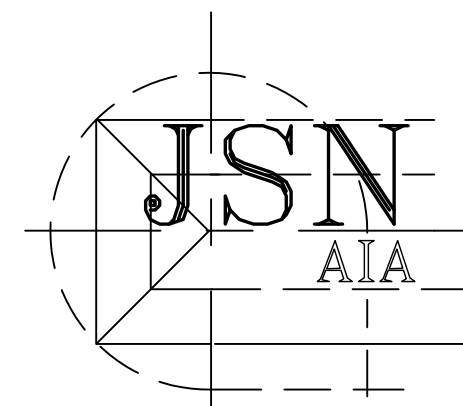
EXISTING & PROPOSED FLOOR PLAN(S)

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Date: 02/19/18
Drawn by: LDN, MLC

Project Number:
17054

Sheet Number:
A-1



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: **STORE- 534 N. HURON STREET**

534 N. HURON STREET
TAYSLANT, MI 48187

OWNER: **TOM TAMOU**

Sheet Title:

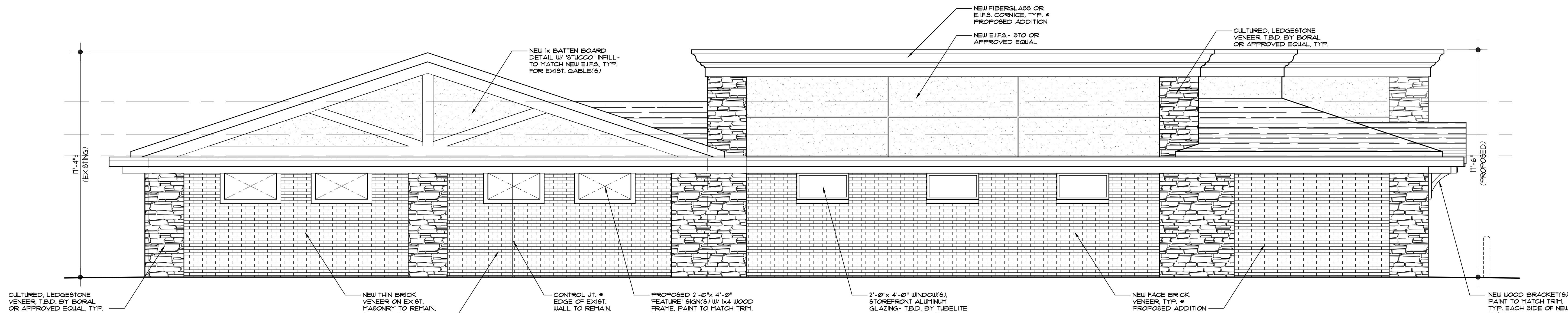
**PROPOSED
ELEVATIONS**

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17054

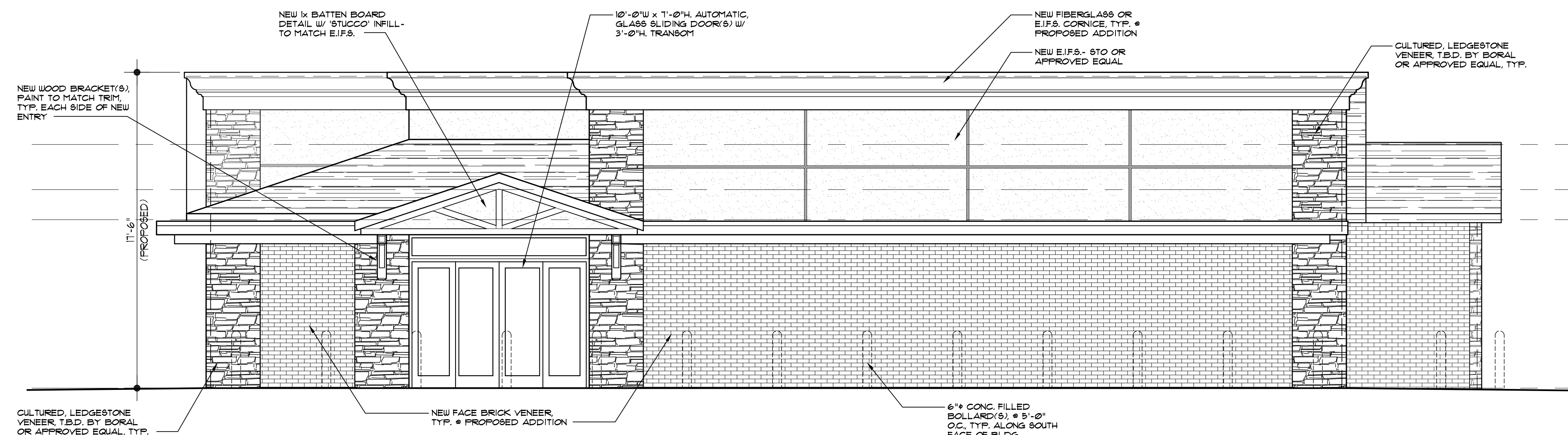
Sheet Number:
A-3



WEST ('FRONT') ELEVATION

N. HURON STREET-SIDE ELEV.

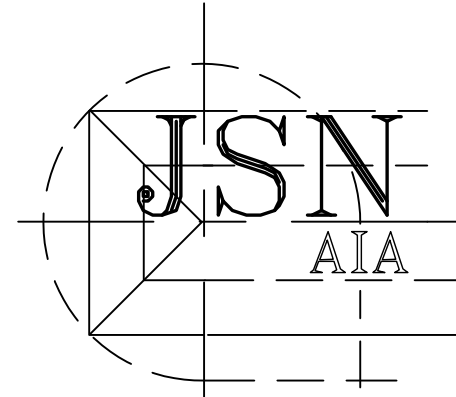
SCALE: 1/4"=1'-0"



SOUTH ('SIDE') ELEVATION

PARKING SIDE ELEV.

SCALE: 1/4"=1'-0"



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
03/16/18	REVIEW
03/21/18	P.C. REVIEW

Project Name: **STORE-- 534 N. HURON STREET**

534 N. HURON STREET
TAYSLANT, MI 48187

OWNER: **TOM TAMOU**

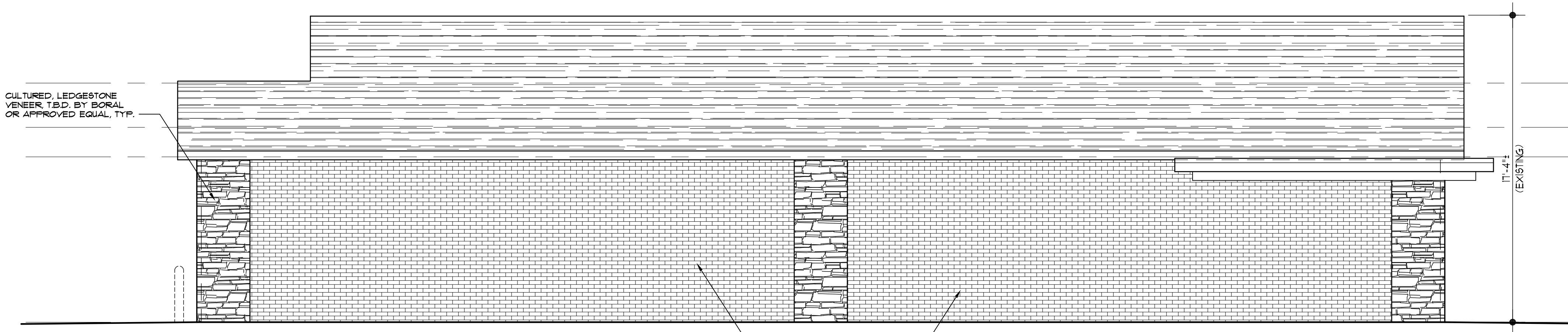
Sheet Title:
PROPOSED ELEVATIONS

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Date: 03/16/18
Drawn by: MLC

Project Number:
17054

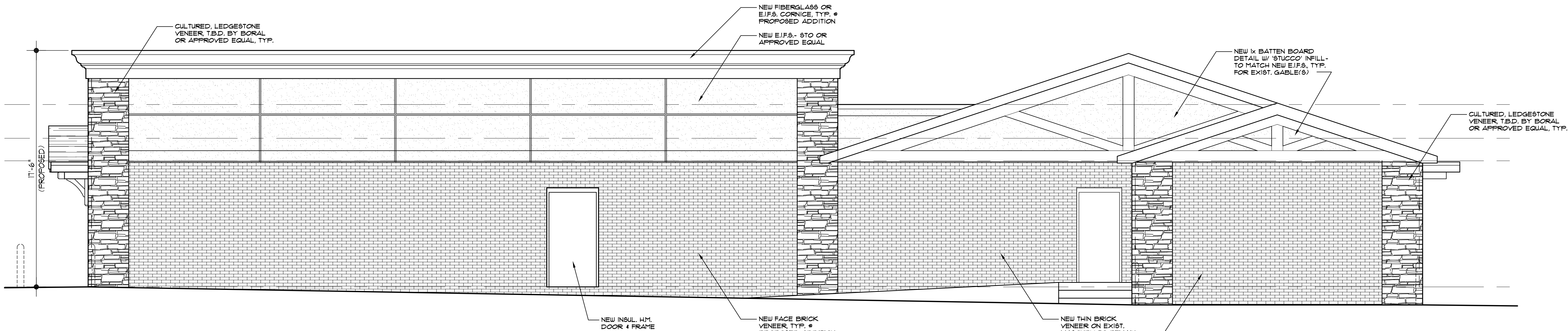
Sheet Number:
A-4



NORTH ('SIDE') ELEVATION

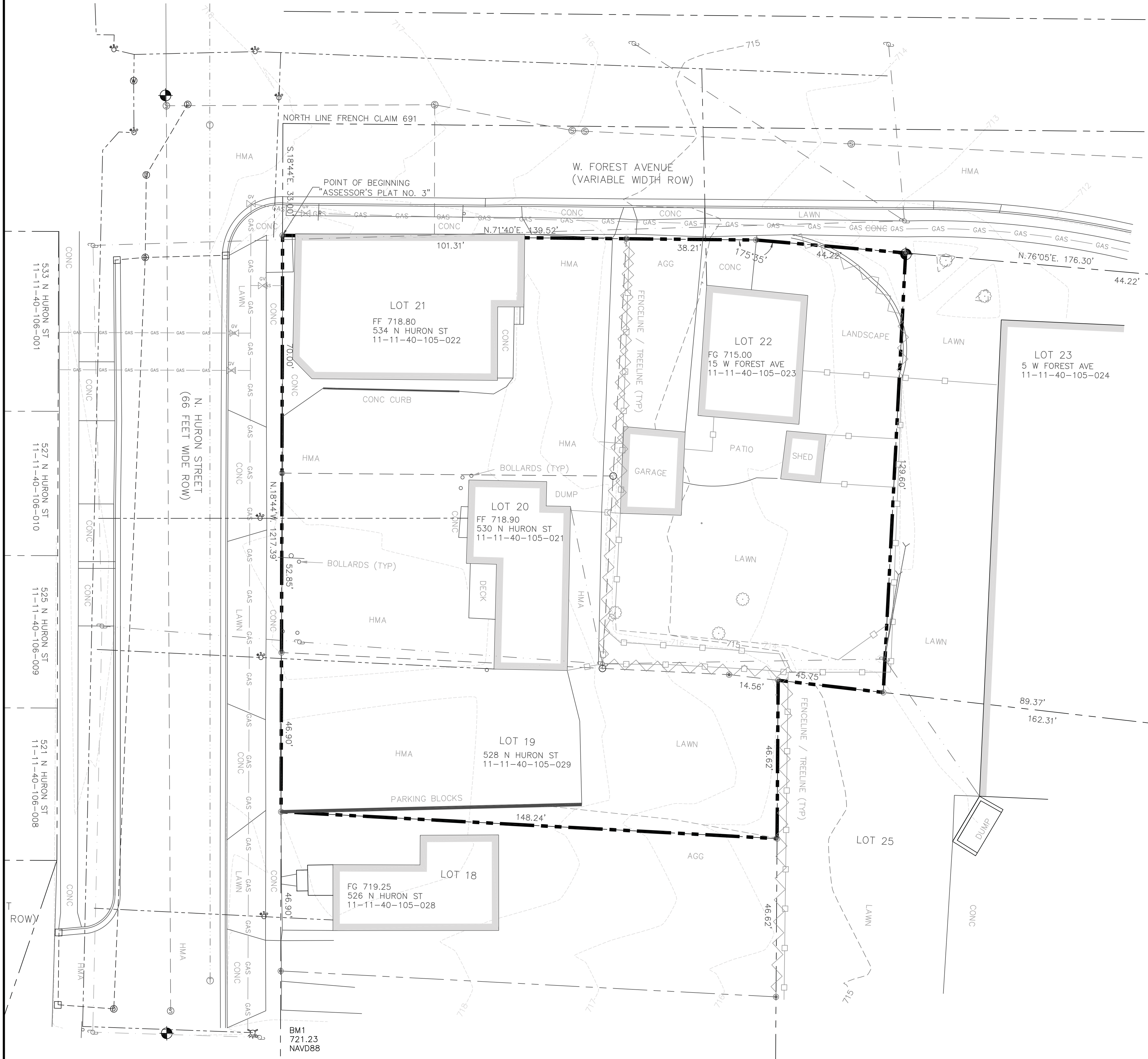
W. FOREST STREET-SIDE ELEV.

SCALE: 1/4"=1'-0"



EAST ('REAR') ELEVATION

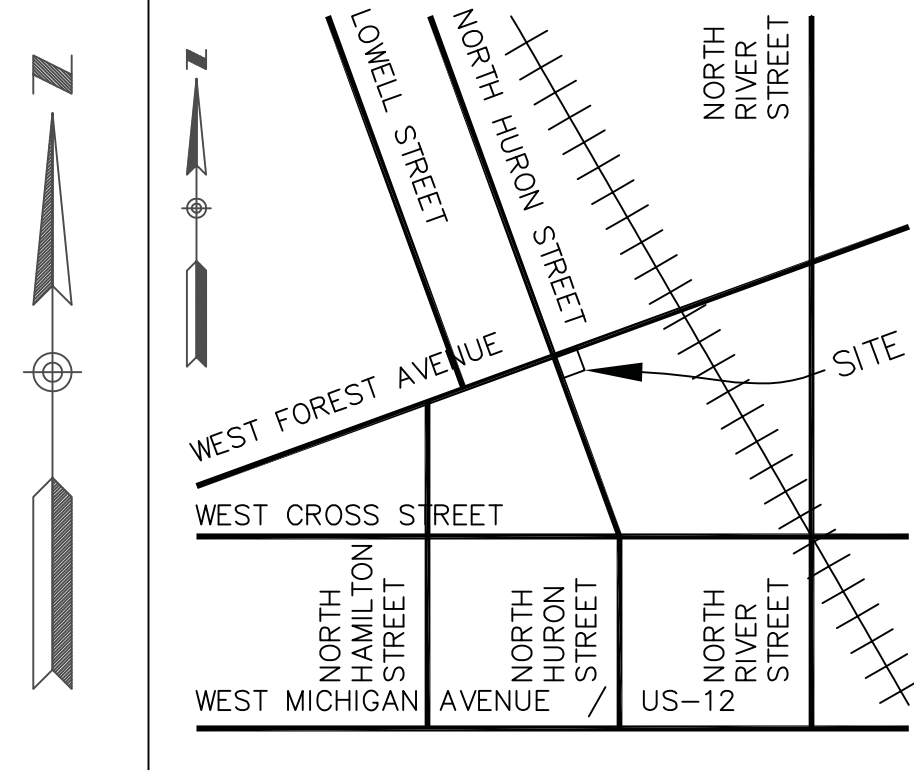
SCALE: 1/4"=1'-0"



FLOODPLAIN STATEMENT
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 26161C0426E
EFFECTIVE DATE APRIL 3, 2012
INDICATES THE SUBJECT PROPERTY IS NOT
WITHIN DESIGNATED FLOOD HAZARD AREAS.

SOIL CONDITIONS
NATURAL RESOURCES CONSERVATION SERVICE
WWW.NCRS.USDA.GOV WEB SOIL SURVEY
100% STB, ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

WETLANDS STATEMENT
NATIONAL WETLANDS INVENTORY
WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML
DOES NOT INDICATE WETLANDS ON THE SUBJECT PROPERTY.
HURON CONSULTANTS FOUND NO ONSITE INDICATION OF WETLANDS.



LOCATION MAP
SCALE 1" = 1/4 MILE

BENCHMARK
721.23 NAVD88
ARROW ON HYDRANT, NEAR THE
SOUTHWEST PROPERTY CORNER
OF HOUSE

LEGAL DESCRIPTION
TAX PARCEL IDS:
11-11-40-105-029 LOT 19
11-11-40-105-021 LOT 20
11-11-40-105-022 LOT 21
11-11-40-105-023 LOT 22
LOTS 19-22 OF "ASSESSOR'S PLAT NO. 3" - CITY OF YPSILANTI BEING PART OF FRENCH CLAIM NO. 691

PRIOR TO CONSTRUCTION, ALL EXISTING UTILITIES LOCATION AND DEPTH WITHIN THE PROJECT AREA SHALL BE FIELD VERIFIED. CALL MISS DIG SYSTEM 3 WORKING DAYS PRIOR TO CONSTRUCTION.

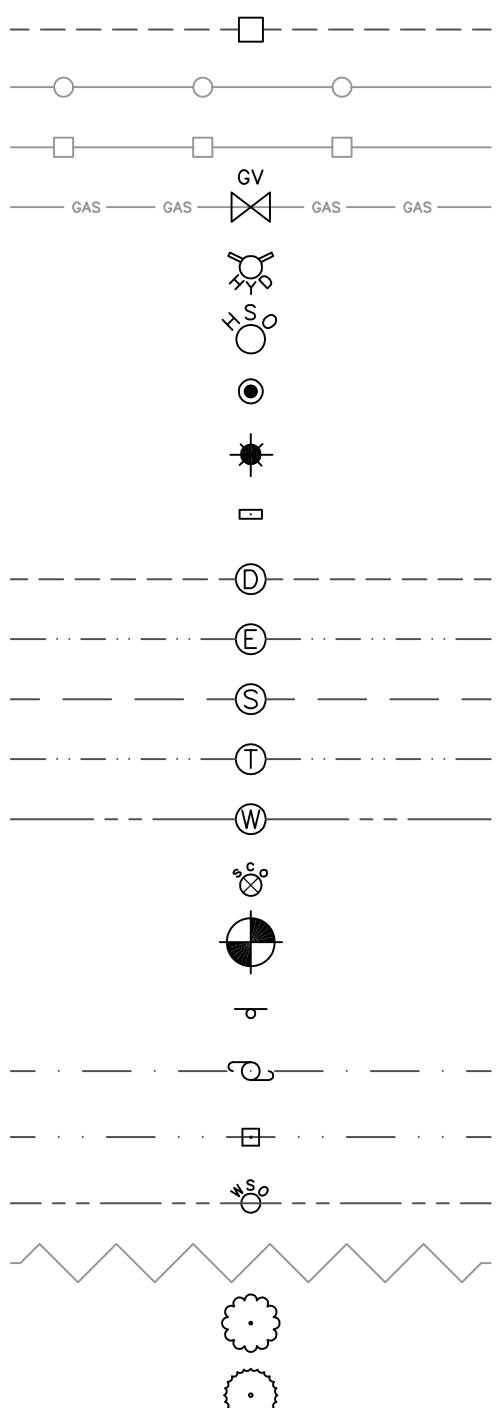
UTILITY INFORMATION SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY BE ACCORDING TO AVAILABLE RECORD OR DISCLOSED INFORMATION BY VARIOUS UTILITY COMPANIES, PUBLIC AGENCIES, OR OTHER SOURCES AND THUS MAY NOT NECESSARILY REFLECT ACTUAL FIELD LOCATIONS AND NO GUARANTEE IS GIVEN TO COMPLETENESS OR ACCURACY.

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LEGEND

- CATCH BASIN - DRAIN
- FENCE - CHAIN LINK
- FENCE - WOOD
- GAS VALVE - PIPELINE
- HYDRANT
- HYDRANT SHUTOFF
- IRON/PROPERTY CORNER
- LIGHT POLE
- MAILBOX
- MANHOLE - DRAIN
- MANHOLE - ELECTRIC
- MANHOLE - SEWER
- MANHOLE - TELEPHONE
- MANHOLE - WATER
- SANITARY CLEANOUT
- SECTION CORNER/MONUMENT
- SIGN
- UTILITY POLE/O.H.UTIL
- UTILITY BOX/U.G.UTIL
- WATER - SHUT-OFF
- TREELINE
- TREE - DECIDUOUS
- TREE - PINE



3811 24th Ave. Suite A
Fort Gratiot, MI 48059
TEL: (810) 966-0680
FAX: (810) 966-0681

www.huronconsultants.com

CLIENT NAME:

TAMOU'S
ELECTRICAL
CONTRACTORS

8541 KENWOOD
OAK PARK, MI 48237
TEL: (810) 560-9665
FAX: (586) 803-9700

3 WORKING DAYS
800-482-7171



Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL EXISTING UTILITIES LOCATION AND DEPTH WITHIN THE PROJECT AREA SHALL BE FIELD VERIFIED. CALL MISS DIG SYSTEM 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY INFORMATION SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY BE ACCORDING TO AVAILABLE RECORD OR DISCLOSED INFORMATION BY VARIOUS UTILITY COMPANIES, PUBLIC AGENCIES, OR OTHER SOURCES AND THUS MAY NOT NECESSARILY REFLECT ACTUAL FIELD LOCATIONS AND NO GUARANTEE IS GIVEN TO COMPLETENESS OR ACCURACY.

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PROJECT NAME:
YPSILANTI
SITE PLAN
LOTS 19-22 OF
"ASSESSOR'S PLAT NO 3"

TOPOGRAPHIC
SURVEY

PROJECT LOCATION:
PART OF FRENCH CLAIM 691
T. 3 S., R. 7 E.
CITY OF YPSILANTI
WASHTENAW COUNTY

Drawn By: EJO
Checked By: DSM
Approved By: EJO

REVISIONS:
2018-03-15 TOPO SURVEY

SCALE VERIFICATION:
0 0.5 1
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:
1/16" = 1'

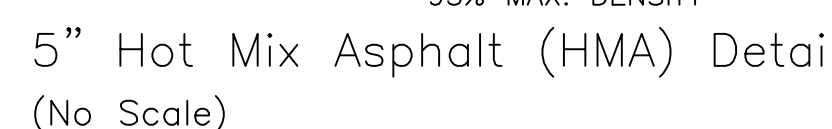
HC PROJECT NO:
17-12027

HC DRAWING NO:
17-12027TP

SHEET: 1



SHEET: 2

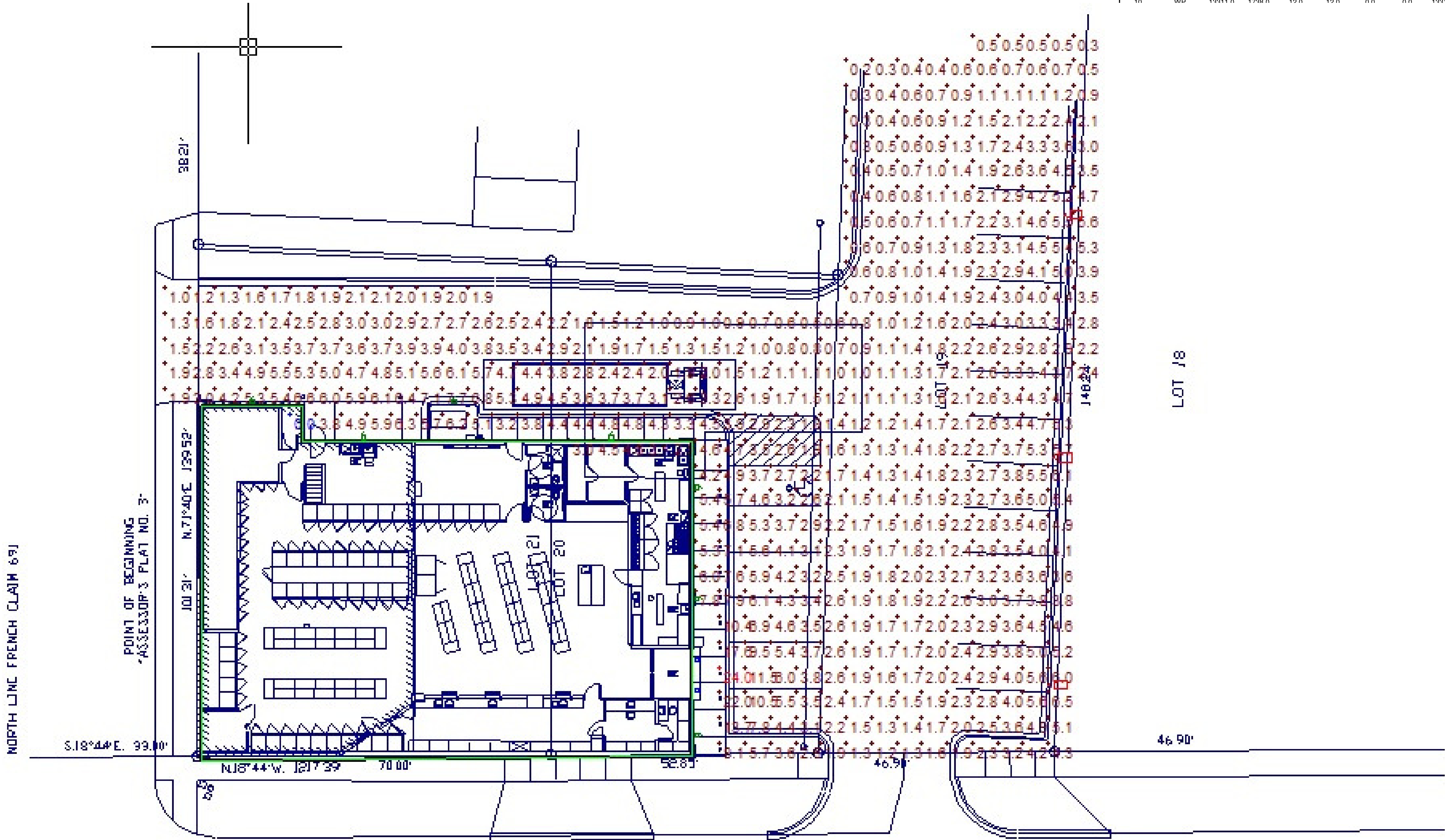


LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	PM	3	D824-LED-60-40-UNV-LP-T4	15"L X 13 3/8"W X 3 5/8"H. LED FIXTURE 6 LED MODULES WITH 4 LEDS EACH WITH T4 OPTICS		D824-LED-60-40-UNV-LP-T4.ies	Absolute	1.00	56.25
	WP	7	DECO LIGHTING D444-LED-40-40-T3/4	TRAPEZOIDAL WALLPACK MOUNTED AT 12'		D444-LED-40-40-UNV-T4.ies	Absolute	1.00	40
	CNPY	2	D533-LED-36-40-UNV	12"L X 12"W X 2.75"H. LED Low Glare Canopy		D533-LED-36-40-UNV.IES	Absolute	1.00	36.16

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.0 fc	24.0 fc	0.0 fc	N / A	N / A

SURFACE SCHEDULE						
Name	Reflectances		Normal			Area (ft²)
	Front	Back	X	Y	Z	
Structure	0%	0%				

LUMINAIRE LOCATIONS										
No.	Label	Location		Z	MH	Orientation	Tilt	Aim		
		X	Y					X	Y	Z
1	PM	13403.0	1782.0	14.0	14.0	-90.0	0.0	13403.0	1782.0	0.0
2	PM	13401.0	1734.0	14.0	14.0	-90.0	0.0	13401.0	1734.0	0.0
3	PM	13400.0	1689.0	14.0	14.0	-90.0	0.0	13400.0	1689.0	0.0
4	WP	13240.0	1745.0	12.0	12.0	0.0	0.0	13240.0	1745.0	0.0
5	WP	13262.0	1738.0	12.0	12.0	0.0	0.0	13262.0	1738.0	0.0
6	WP	13280.0	1745.0	12.0	12.0	0.0	0.0	13280.0	1745.0	0.0
7	WP	13328.0	1728.0	12.0	12.0	90.0	0.0	13328.0	1728.0	0.0
8	WP	13328.0	1706.0	12.0	12.0	90.0	0.0	13328.0	1706.0	0.0
9	WP	13328.0	1679.0	12.0	12.0	90.0	0.0	13328.0	1679.0	0.0
10	WP	13311.0	1738.0	12.0	12.0	0.0	0.0	13311.0	1738.0	0.0



534 N. Huron St. (T. Tamou); Ypsilanti, MI
PRO-TECH LIGHTING
LIGHT LEVEL LAYOUT

Designer
Marc Drouillard

Date
Mar 27 2018

Scale

Drawing No.



D444-LED

Medium Trapezoidal Wall Pack

Client: _____
Project Name: _____

Order #: _____
Type: _____ Qty: _____

Performance Data

CRI

70+ (5000K);
80+ (4000K and lower)

CCT

3000K, 3500K, 4000K, 5000K

Projected Lifetime

L70 - 196,000 Hours;
L80 - 122,000 Hours

Dimming

0-10V dimming standard,
100% down to 10%

Operating Temperature

-40°C to +55°C Ambient

UL Listed

Suitable for dry, damp,
wet locations



DSKY

Dark Sky
Compliant

DLC

Listed

UL

Listed

10 Yr

Warranty
Including Labor

USA

Buy American
Act Compliant

Description

The D444-LED medium trapezoidal cutoff wall pack offers a sleek design and cutoff performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or door entrances. Delivering up to 141 lumens per watt of high efficacy performance, the D444-LED is also Dark Sky compliant when ordered at 3000K.

Features

- Heavy duty two piece, die-cast aluminium housing.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3.5" octagon, or 4" square outlet box.
- .5" NPS tapped holes provided in three locations for surface conduit entry for optional photocell control.
- Dark bronze powder coated finish for impact, corrosion and UV resistance.
- Integral cast-in aluminum hinges.
- Dark Sky compliant when ordered at 3000K
- DLC Premium listed for utility rebates (see Page 3 for more info)
- Can be used as an uplight for wall washing applications.
- Driver is fully accessible from below the ceiling or wall. Driver is wired for dimming or non-dimming.
- Precision-designed polycarbonate optical lenses control and deliver light only where it is needed

D444-LED

A

B

C

D

E

F

G

Ordering Information

A FIXTURE SERIES

D444-LED Medium Trapezoidal
Cutoff Wall Pack

B WATTAGE/LUMENS

20	20W/2534 ^{3,7}
30	30W/3799 ^{3,7}
40	40W/4863 ^{3,7}
60	60W/7670 ^{3,7}
80	80W/9766 ^{3,7}

C CCT

30	3000K
35	3500K
40	4000K
50	5000K ⁴

D VOLTAGE

UNV	120-277V
347	347V
480	480V
(Step-Down Transformer used for 480V Divider)	

E OPTICS

T2	Type 2
T3	Type 3
T4	Type 4

F FINISH

BZ	Bronze ¹
BL	Black
WH	White
CU	Custom ²

G OPTIONS

PC	Photocell
EM	Emergency Backup
MS	Motion Sensor w/ Dimming (FSP-211) ⁵

¹ Standard for fixture

² Contact factory for custom finish

³ Delivered Lumens (5000K Type III)

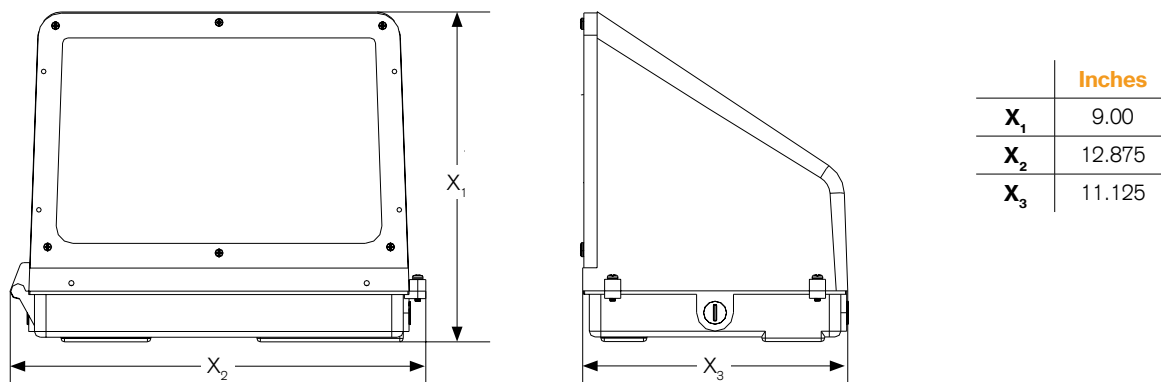
⁴ Standard Color Temp.

⁵ 5 8ft mounting height lens standard. Contact factory for higher mounting.

⁶ Only Available in 40W, 60W and 80W models.

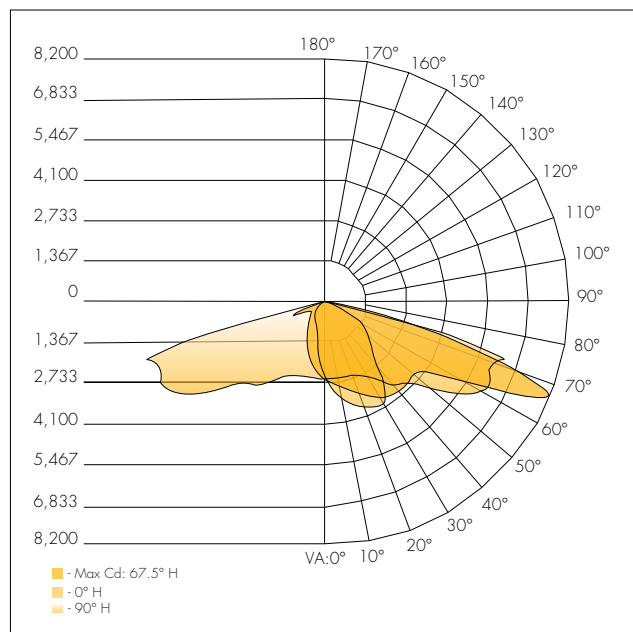
⁷ DLC Listed wattage (see Page 4 for more information on models currently listed)

Dimensions

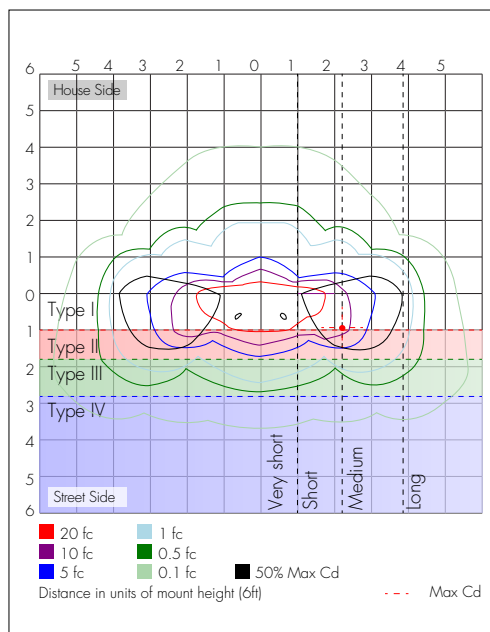


Photometrics

80W 5000K Type 2



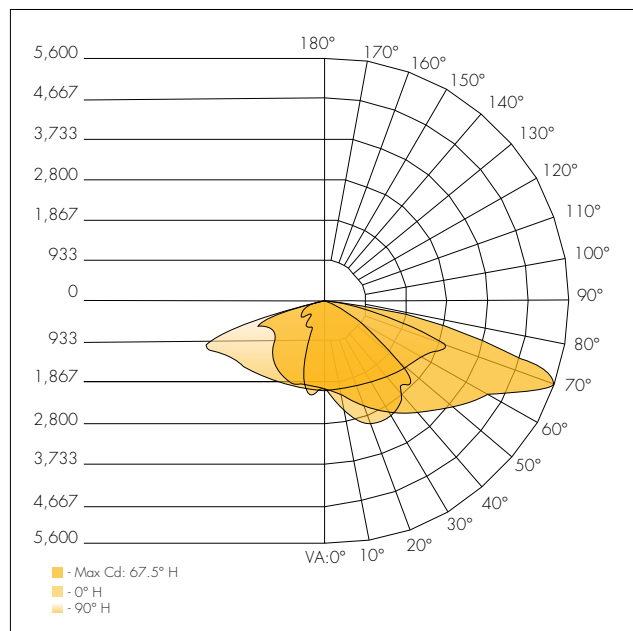
Isofootcandle



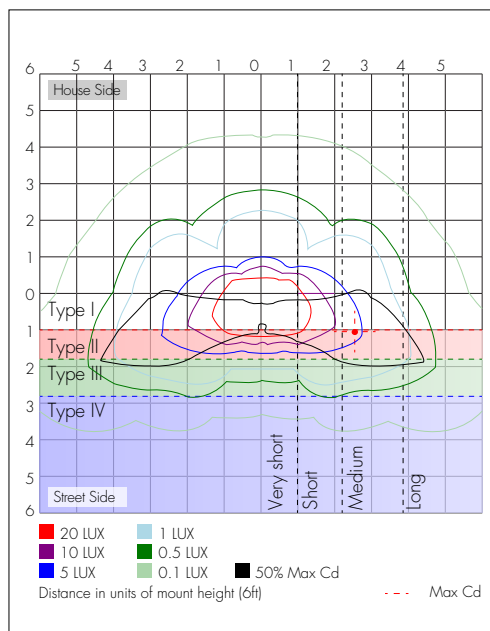
Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	2,013.8	19.2%
0-40	3,504.8	33.4%
0-60	6,919.7	66%
60-90	3,555.8	33.9%
70-100	1,440.5	13.7%
90-120	9.2	0.1%
0-90	10,475.5	99.9%
90-180	9.2	0.1%
0-180	10,484.7	100%

80W 5000K Type 3



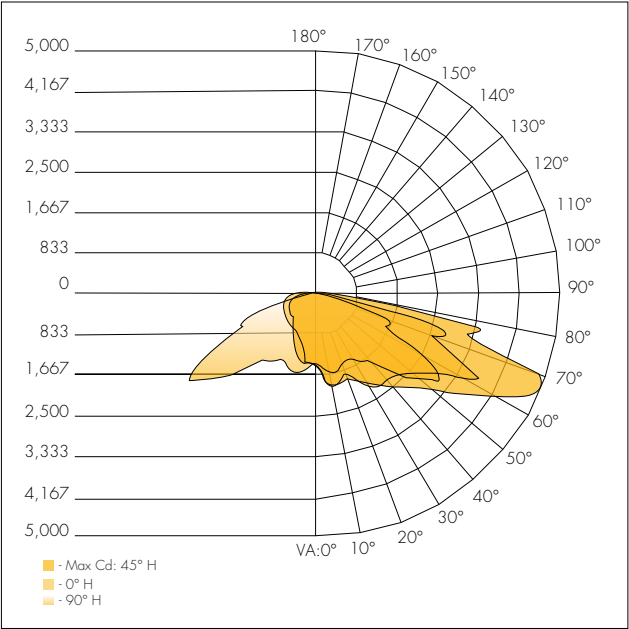
Isofootcandle



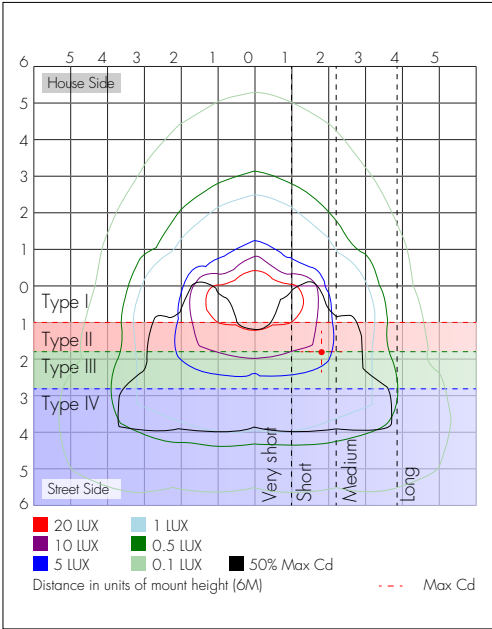
Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	1,846.2	18.9%
0-40	3,183.5	32.6%
0-60	6,568.8	67.2%
60-90	3,188.4	32.6%
70-100	1,485.1	15.2%
90-120	10.9	0.1%
0-90	9,757.2	99.9%
90-180	10.9	0.1%
0-180	9,768.2	100%

80W 5000K Type 4



Isofootcandle



Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	1,283.3	13.6%
0-40	2,278.4	24.1%
0-60	5,584.0	59%
60-90	3,863.5	40.8%
70-100	1,766.3	18.7%
90-120	14.4	0.2%
0-90	9,447.5	99.8%
90-180	14.4	0.2%
0-180	9,461.9	100%

Projected LED Maintenance

Operating Hours	0	25,000	50,000	75,000	100,000
Lumen Maintenance Factor	25°C (77°F) Ambient Outdoor Temp				
	1	0.95	0.91	0.87	0.83
	55°C (131°F) Ambient Outdoor Temp				
	1	0.93	0.87	0.81	0.76

Lumen Output

Lumen Chart (5000K)

Model Number	System Watts	T2	T3	T4
D444-LED-20-40-UNV	19	2721	2534	2455
D444-LED-30-40-UNV	28	4078	3799	3680
D444-LED-40-40-UNV	38	5222	4863	4711
D444-LED-60-40-UNV	57	8235	7670	7430
D444-LED-80-40-UNV	76	10486	9766	9461

*To scale to 4000K, multiply 5000K values by 0.92

DLC Listed

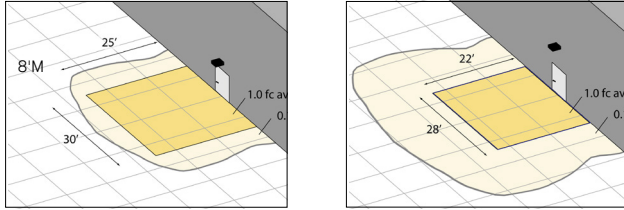
	20W			30W			40W			60W			80W		
	T2	T3	T4	T2	T3	T4	T2	T3	T4	T2	T3	T4	T2	T3	T4
4000K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
5000K	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Emergency Battery Operation

The emergency battery backup (EM option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.



Step Dimming & Bi-Level

FSP-211

The FSP-211 mounts in an outdoor lighting fixture and provides multi-level control based on motion. The sensor also includes a photocell to measure the ambient light level. It controls 0-10 VDC LED drivers or dimming ballasts, as well as non-dimming ballasts and, with an SFP-LX Lens, is rated for wet and cold locations. All control parameters are adjustable via a wireless configuration tool capable of storing and transmitting sensor profiles.

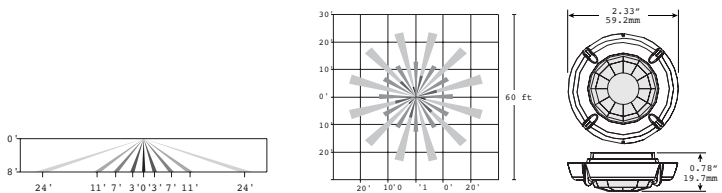
Key Factors

- Fully adjustable high and low dimmed light levels.
- Designed for LED fixtures; rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated with choice of lenses for wet and outdoor locations, and mounting heights from 8' to 40'
- Adjustable time delay and cut off delay



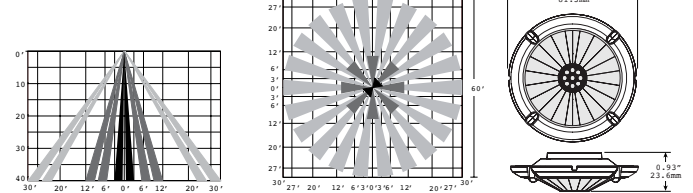
Coverage & Dimensions

The FS-Lx lenses work with FSP-211 motion sensors to provide multi-level lighting control based on motion and the ambient light level. Four lens choices provide flexibility for varying mounting heights.



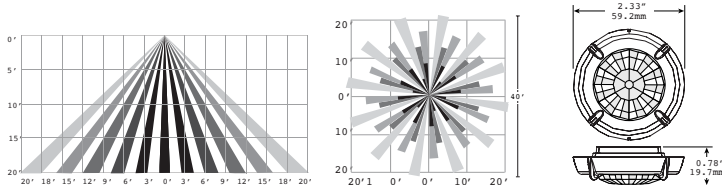
FSP-L2

360° lens, maximum coverage 48' diameter from 8' height



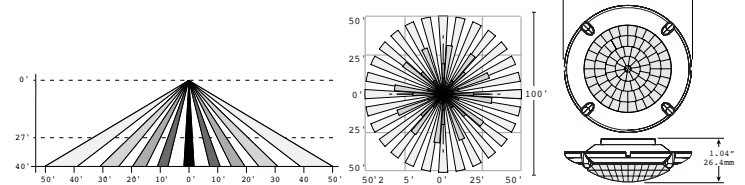
FSP-L4

360° lens, maximum coverage 60' diameter from 40' height



FSP-L3

360° lens, maximum coverage 40' diameter from 20' height



FSP-L7

360° lens, maximum coverage 100' diameter from 40' height

Motion Sensor Example



Quickship Model

Item #	Description
D444-LED4050UBZQ	40W 5000K • 120-277V • Bronze Glass Lens • No Optics or Options

- For additional information, refer to the Quickship spec sheet ([separate document](#))



D533-LED

LED Canopy Light

Client: _____
Project Name: _____

Order #: _____
Type: _____ Qty: _____

Performance Data

CRI

80+

CCT

4000K, 5000K

Projected Lifetime

190,000 Hours (L70)

Dimming

0-10V dimming standard
100% down to 10%

Operating Temperature

-40°C to +50°C Ambient

ETL Listed

Suitable for dry, damp, wet
locations



DLC

Listed

ETL

Listed

10 Yr

Warranty
Including Labor

USA

Buy American
Act Compliant

Description

The low profile D533-LED canopy light is perfect for security, entry ways, and perimeter lighting. Universal flush mount or pendant mount. Perfect as a low power utility or apartment garage light.

Features

- IP65 rated when used in under canopy application
- UV stabilized, one-piece polycarbonate lens
- Powder coated aluminum housing
- Robust design for superb durability
- Flush J-box mounting standard, available with Stem (shipped separately)

D533-LED

A

B

C

UNV

D

E



F

S

Ordering Information

A FIXTURE SERIES

D533-LED LED Canopy Light

B WATTAGE/LUMENS

36	36W/4282 ^{2,3}
50	50W/5590 ^{2,3}

C CCT

40	4000K
50	5000K ¹

D VOLTAGE

UNV	122-277V
-----	----------

E FINISH

WH	White ¹
SL	Sliver

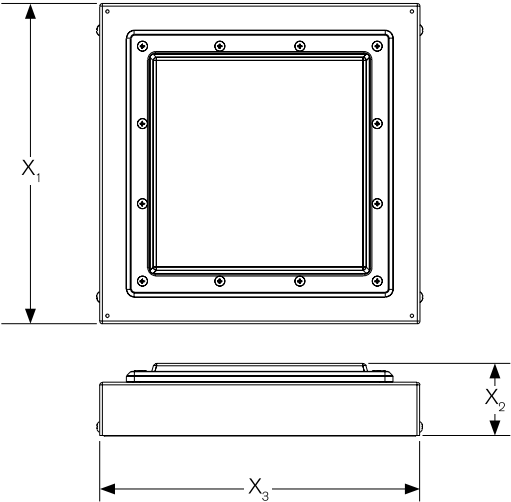
F OPTION

Sxx	Stem (Shipped Separately) (xx- inches, ceiling to top of fixture)
-----	--

¹ Standard for this fixture
² Delivered Lumens (5000K)

³ DLC-listed wattage (See DLC table for more info on models currently listed)

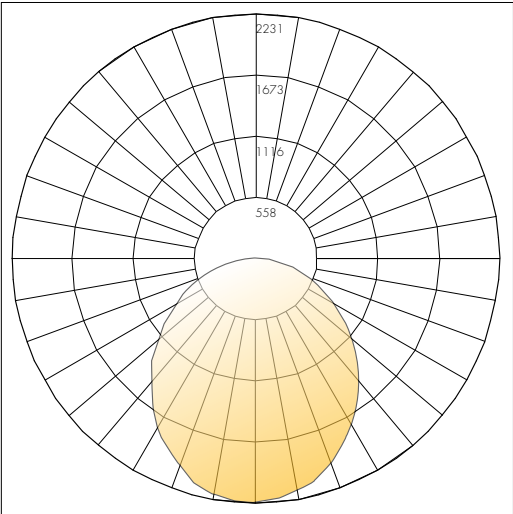
Dimensions



	Inches
X ₁	12.00
X ₂	2.71
X ₃	12.00

Photometrics

Model 50W 5000K



Delivered Lumens: 5590
CRI: 80+

Zonal Lumen Summary

Zone	Lumens
0-10	209.43
10-20	590.68
20-30	866.18
30-40	996.37
40-50	963.64
50-60	806.13
60-70	595.87
70-80	383.89
80-90	177.58
90-100	0.00
110-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00

DLC Listed

Wattage	4000K	5000K
36W	X	X
50W	X	X

*Lumen outputs are based on 5000K performance data and then scaled down to the other temperatures.



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

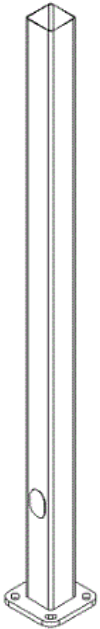
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



SS4001114-BZ-DM10-BC					
CATALOG LOGIC		CODE	EXPLANATION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		11	11 gauge thickness		
Nominal Height:		14	14 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
14	4.0 x 14.0	11	3" x 5"	0.75 x 17 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	27	21	17		113

Bonnie Wessler

From: Joe Meyers
Sent: Tuesday, April 10, 2018 2:44 PM
To: Bonnie Wessler; Cynthia Kochanek
Subject: FW: Razing Five (5) star pizza to expand Keg Party Store

From: Beth Ernat
Sent: Tuesday, April 10, 2018 2:43 PM
To: Joe Meyers <jmeyers@cityofypsilanti.com>
Subject: FW: Razing Five (5) star pizza to expand Keg Party Store

From: William Teepen
Sent: Tuesday, April 10, 2018 2:43:21 PM (UTC-05:00) Eastern Time (US & Canada)
To: Beth Ernat
Subject: Razing Five (5) star pizza to expand Keg Party Store

William Teepen

718 Lowell street

Unit 4

Ypsilanti MI 48197

RE: Razing Five (5) star pizza to expand Keg Party Store

Dear Leaders in the city of Ypsilanti MI 48197:

Hi, I am Bill Teepen and I am an alcoholic and addict.

I am writing to you in protest of Keg Party Store of Ypsilanti Michigan, located at 534 N. Huron Ypsilanti ,Michigan 48197. The owner of the store (or property) wants to demolish Five (5) Star Pizza located at 530 N Huron St, Ypsilanti, MI 48197.

For me Five Star Pizza, is a vital business, not only because it is one of the few places that I can order GREAT pizza in the city of Ypsilanti, that is not inside a bar or part of a mega chain. This business is also minority owned (blacks).

This loss would not just cause for a minority owned business to shut down, but it greatly limits my choices, not just in where I can buy pizza, but how can I recover from drugs and alcoholism, if the city OK's razing one of the few places that is near me,that is a great support to the recovering community. In order to find pizza equal this Five (5) Star Pizza, I would have to enter a restaurant that has a bar in it.(like Tower Inn or Aubree's Pizzeria). For me this can be tough,especially during events (such as St Patrick's day and During Sports games. While some may argue that Five (5) star pizza is next to a liquor store, I can order online, pay in the store and take a route that allows me to not even know the store is there.

Lastly I did not find out about this,until I picked up my pizza, while I don't know how much the city (of Ypsilanti) is involved in this process. I do know that a commission of the city has a meeting on 4/18/2018 and have not received any notice about this meeting.

If the city of Ypsilanti is truly interested in what the city has to say and is truly interested in forming a Community Benefits Ordinance , we need a better plan of communicating with different minority and “special groups” such as the recovering community BEFORE it goes to any special commission to decide on if minority owned businesses gets razed .

Then its communicating with the commission members themselves, I would love to talk to each of the commission members involved in this process of deciding if Five Star Pizza stays in business, but I don't have any contact information.

Please tell city council NO to the razing of Five (5) Star Pizza.

Sincerely:

William(Bill) Teepen

4/9/18

Stop Demolition of Five Star Pizza

To whom it may concern,

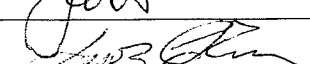
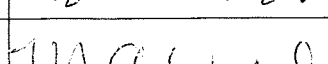
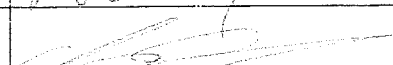
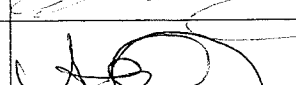
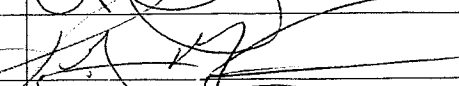
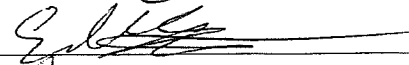
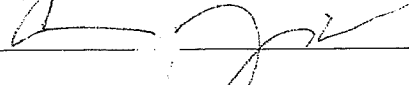
We the undersigned community of Ypsilanti would like to halt/ stop the demolition of 530 north Huron St due to expanding a already big liquor store. We feel that the remodeling is not only unneeded but not a necessary expansion that the city of Ypsilanti needs. Expanding this location will not help or bring any Benefit to the city along with bringing a family business that is slowly growing in the neighborhood to an abrupt halt, and put good hardworking individuals out of work, pay, and a small business and family out of commission to where they have no chance to rebuild and gather there loyal customers back again. We feel that this project has no value or Benefit to the liquor store due to nothing else changing in it except for its size, and also to the community which already has liquor on every other corner

Mohammad Al tawil
Five Star Pizza
530 N. Huron St
Ypsilanti, MI 48197
774-239-2204

Petition to stop Demolition of Five Star Pizza

TO: City of Ypsilanti Planning Commission

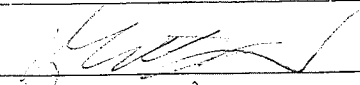
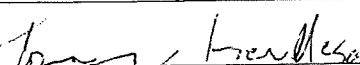
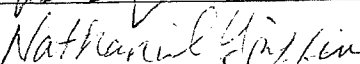
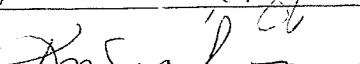
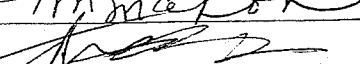
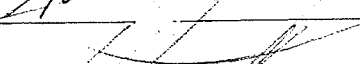
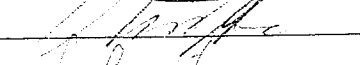
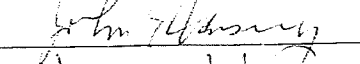
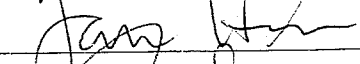
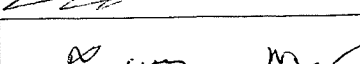
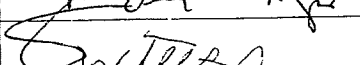
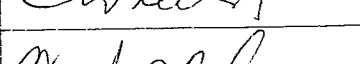
WE, are the citizens of Ypsilanti, we signed this to Stop Demolishing of Five Star Pizza (530 N. Huron Street) and change the image of downtown Ypsilanti. We need your support to stay in business; this is an individual a family business.

#	Names	addresses	signatures
	Ryan Powinski	35 west Willis Rd	
	Sam Tanel	715 grand - ypsi	
	YEN AZZANO	621 N ADAMS	
	LEWIS COLON	215 E. CROSS	
	Evan Norton	404 W Forest ^{11/3-7}	
	Much Paul	950 railroad	
	Melika Stewart	404 W Forest Ave	
	Alex Stager	902 Locust St	
	Michael Peters	725 Arbor Dr	
	Chris Lewis	2139 Forest	
	Amy Anderson	203 E Forest	
	Katelyn Palmer	75 Grove St.	
	Jesse Whish	950 Rail Road	
	Demetri DeGroot	545 Villard	
	Edward LaRue	506 N. Hamilton #6	
	ALAN JANVEJA	465 Westhawn	

Petition to stop Demolition of Five Star Pizza

TO: City of Ypsilanti Planning Commission

WE, are the citizens of Ypsilanti, we signed this to Stop Demolishing of Five Star Pizza (530 N. Huron Street) and change the image of downtown Ypsilanti. We need your support to stay in business; this is an individual a family business.

#	Names	addresses	signatures
	Matt Hegdahl	203 E. forest	
	Veda Anderson	203 E. forest	
	TRACY Henderson	463 Westlawn	
	NATHANIEL GRIFFIN	131 COLLEGE PL	
	Kathleen McMahon	2102 Roosevelt	
	Robert Bliss	701 Oak St	
	Ken Winton	613 Belmont Dr.	
	John Harvey	312 N River	
	James Harman	123 Cherry St	
	Zachary Schultz	21 E. CROSS	
	David Zellmer	520 Terrace Lane	
	Mariam Najjar	1604 Gregory St Yps	
	William TEPPEL	718 Lowell St	
	Wendee Wegack	330 E. Forest Ypsilanti	
	Cingoe Williams	335 Worden	

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - March 13, 2018

1. Call to order - The meeting was brought to order at 7:02pm, Tuesday, March 13th, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending was City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public input – None
3. General business
 - a. Agenda approval – A motion was made by Sarah, seconded by Tony, to accept the agenda, with no objections.
 - b. Approval of January meeting minutes - A motion was made by Sarah, seconded by Tony, to accept the January minutes (no meeting was held in February), with no objections.
 - c. Additional Committee member recruitment – Bob will contact the Mayor for any possible suggestions and send out more publicity asking for volunteers.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions – Discussed as part of 2022 MDOT Huron/Hamilton project. Research needed to see if bike lanes/parking could be part of a road diet.
 - West Cross (Wallace to western City limit) – By unanimous consent, the following resolution was approved and will be forwarded to the Planning Commission...
Resolution Of The City Of Ypsilanti Non-Motorized Advisory Committee On West Cross Street

Whereas, in 2021, repaving is expected to take place on West Cross Street from approximately Wallace Street west to the western City limit, and

Whereas, a four lane traffic configuration in the vicinity of Estabrook School encourages motor vehicle speeding above the 25mph speed limit in that area, and

Whereas, the lack of a center turn lane on Cross Street at the intersection of Mansfield Street is a real safety factor, and

Whereas, westbound bicycle lanes on Cross Street currently end at Wallace Street, and

Whereas, Safe Routes To School program grants may be available for non-motorized improvements in the area of Estabrook School.

Therefore Be It Resolved the City of Ypsilanti supports, as part of a West Cross Street repaving project, a two-lane, plus center turn lane, configuration going as far west as practical that would include bicycle lanes on both sides of the road as well as vehicle parking on the south side of West Cross Street.
 2. Sidewalk projects
 - Relmagine Washtenaw - Nathan Vought, of the Washtenaw County Office of Community & Economic Development, will attend our April 5th meeting to give an update.

(Over)

3. General projects

- Non-Motorized Plan update completion – Tony gave an update on the Plan and after discussion, the following Committee members will work on Plan sections prior to the April 5th Committee meeting...
 - Bob – Chapter 1 (Introduction), Chapter 8 (Build), Chapter 9 (Promote)
 - Sarah – Chapter 3 (Process), Chapter 4 (Vision and Goals)
 - Tony – Chapter 5 (Administer), Chapter 6 (Maintain), Chapter 11 (Implement)
 - Pete – Chapter 10 (Fund)
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction area – Request For Proposals for Road Diet Capacity Analysis approved by City Council 2/20
 - Border To Border Trail completion – Water Street opening tentatively planned for late March/early April, national Trails Opening Day is April 7 – National Trails Day is the first Saturday of June – Washtenaw County Parks & Recreation Commission will hold public input sessions on March 27 and 29 on an B2B Trail master plan.
 - Bike Friendly/Walk Friendly applications follow up
 - BFC signage – Bob will take photos of five Bike Friendly sign locations and forward them to the Committee prior to having Public Services install the signs.
 - WFC reapplication – WATS indicated they have pedestrian counts as requested in the application and will forward them to the Committee. The next application deadlines are June 15 and December 15.
 - Public education/communications (Committee newsletter, social media, snow/vegetation removal) – No update
 - Pedestrian safety improvements (signage/markings) – Discussed.
 - Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Discussed.
- b. Sidewalk snow removal – Snow removal is mentioned on the City property assessment statement.
- c. Capital Improvements Plan: annual update process/committee formation – Tony will keep the Committee aware of CIP updates.
- d. Other
- EMU Bike Share Program – EMU has chosen one vendor (Spin - <https://www.spin.pm>) and hopes to start the service in May pending approval by the EMU regents.
 - Vision Zero – This program is meant to enact government policies that advance the idea of no pedestrian/cyclists deaths - <https://visionzeronetwork.org>. A representative from the Washtenaw Bicycling and Walking Coalition will attend the May meeting to talk about this program which has been adopted in Ann Arbor.

5. New Business

- a. Planning Department update – No new updates.
- b. Committee 2017 Annual Report – Tony reported it was received and accepted by the Planning Commission.
- c. Other – Sarah is expecting a report on the EMU bike repair stand usage and will forward it on.

6. Other Items – Announcements – None.

7. Adjournment – A motion was made by Tony, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:36pm with the next meeting being Thursday, April 5, 2018 at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - April 5, 2018

1. Call to order - The meeting was brought to order at 7:05pm, Thursday, April 5th, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Martha Cleary, Bob Krzewinski and Sarah Walsh. Also attending were City Council member Pete Murdock, Nathan Voght from the Washtenaw County Office of Community & Economic Development and Tom Kovacs with the Eastern Michigan University (EMU) bike share program.
2. Introductions
 - a. Re Imagine Washtenaw - Nathan Voght gave an overview and update on the Re Imagine Washtenaw project along with the challenges that are faced.
 - b. Audience participation/public input – Tom Kovacs gave an update of the EMU bike share program, which now is planned for a summer 2018 rollout. Tom also noted that representatives from the local bike share program will be at the April 17th City Council meeting to give a report to that group. The Non-Motorized Advisory Committee members are very supportive of the EMU bike share program and Bob will address City Council on April 17th noting this support.
3. General business
 - a. Agenda approval – A motion was made by Sarah, seconded by Martha, to approve the agenda, passing unanimously.
 - b. Approval of March meeting minutes – A motion was made by Martha, seconded by Sarah, to approve the March meeting minutes, passing unanimously.
 - c. Additional Committee member recruitment – Tony has bought a house outside the City and will be leaving the Committee, and City Planning Commission, in July. He will be working on having another Planning Commission member also serve on the Non-Motorized Advisory Committee.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) – No updates since the last meeting.
 - West Cross (Wallace to western City limit) – The West Cross Street resolution passed at the March 13th meeting is expected to be on the April 18th Planning Commission meeting which Bob will attend.
 2. Sidewalk projects
 - Relmagine Washtenaw public update program – Completed earlier in the meeting.
 3. General projects
 - Non-Motorized Plan update completion – Update data was discussed and a meeting will be planned for either April 10 or 11 with City Planner Bonnie Wessler to discuss the update. Separate Non-Motorized Plan meetings will be planned roughly every two weeks until the update is completed.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas – No updates since the last meeting.

- Border To Border Trail completion – The Washtenaw County Parks & Recreation Commission had two Ypsilanti area public input meetings in late March and will start working on an actual Eastern County B2B Trail master plan soon. Further public input sessions will be held once the master plan is complete.
- Bike Friendly/Walk Friendly applications follow up
 - BFC signage – City staff had concerns about a sign on Huron Street but the Committee recommended the sign still be installed there.
 - WFC reapplication – The next realistic resubmission deadline is December 15.
- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – Bike Ypsi and the Program To Educate All Cyclists will be sponsoring a Ride Of Silence on May 16th at Recreation Park to honor all cyclists killed or injured and urge all road users to share the road.
- Pedestrian safety improvements (signage/markings) - No updates since the last meeting.
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Seasonal speed bumps should be going up on Ferris and Dwight Street. A discussion was also held on placing speed bumps on Cornell and Miles Streets, as well as signing (i.e. stop for pedestrians) on the Border To Border Trail mid-block crossing of Cornell Street between Mayhew and Collegewood.

5. New Business

- a. Planning Department update – Update information covered in the meeting minutes.
- b. AARP Grant – The AARP has a Community Challenge grant with a deadline of May 16th. Discussed were possible projects including curb cuts and bus stop waiting pads. Bob will discuss the grant further with Bonnie Wessler and research more possible projects where the grant could be used.
- c. Other – Bob will set up the annual bike commuting station at Beezy's on Washington Street on Bike To Work Day, May 18th. WATS accepted almost all of the Committee suggestions for locations to do bicycle and pedestrian traffic counts.

6. Other Items – Announcements - None.

7. Adjournment – A motion was made by Tony, seconded by Martha, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:45pm with the next meeting being Thursday, May 3, 2018 at the downtown Library.

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, May 3, 2018

1. Call to order – The meeting was brought to order at 7:05pm, Thursday, May 3, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Tony Bedogne, Bob Krzewinski and Sarah Walsh. Also attending was Planning Commission member Jared Talaga.
2. Introductions
 - a. Audience participation/public input – None.
3. General business
 - a. Agenda approval – A motion was made by Tony, seconded by Bob, to accept the agenda passing unanimously.
 - b. Approval of April meeting minutes - A motion was made by Tony, seconded by Bob, to accept the minutes, passing unanimously.
 - c. Additional Committee member recruitment – Jared Talaga is interested in serving as a member of the Committee and also the Planning Commission liaison to the Committee. Bob will forward the recommendation to serve to the Planning Commission for consideration at it's May meeting.
 - d. June meeting date – Bob will be out of town on the 1st Thursday of June and requested the June meeting date be moved to the 2nd Thursday (June 14) with no objections.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions – No update.
 - West Cross (Wallace to western City limit) – Taking in account the proceedings of the Committee resolution on this subject. Bob will invite Planning Commission Chair Heidi Jugenitz to the June meeting to clarify requests from the Committee to the Commission as well as having a City Council member officially being a designated liaison to the Committee (a role Council member Pete Murdock had been doing unofficially).
 2. Sidewalk projects
 - ReImagine Washtenaw update public update program – No update. Committee members assisted the County Office of Community & Economic Development in performing pedestrian counts on Washtenaw Avenue in April to be used for potential mid-block pedestrian crossings.
 3. General projects
 - Non-Motorized Plan update completion – Jared has worked on other City non-motorized plan and is willing to help with the update of the Ypsilanti update. Bob will coordinate meeting times with Bonnie Wessler.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas – No new updates.

- Border To Border Trail completion – Bob reported that the Washtenaw County Parks & Recreation Commission Easter County B2B Task force has not met lately, that it is still unknown when the Water Street segment may open, that there is a move to save the current Recycling Center in the Rice Street parking lot for a canoe/kayak livery and that City Council will plan to have hearings on the repaving of the Rice Street parking lot that will include possible B2B routing along the far western side of the lot. Bob also had attended the May 1st City Council meeting making a statement to push for B2B Trail consideration when the Rice Street parking lot is repaved.
- Bike Friendly/Walk Friendly applications follow up
 - BFC signage – BFC street signs have been installed by City Public Services. Bob will check with Martha on the DDA funding a City Hall BFC sign.
 - WFC reapplication – A December reapplication will be considered pending the completion of the Non-Motorized Plan update.
- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – No update.
- Pedestrian safety improvements (signage/markings) – No update.
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area

b. Other – Bob spoke in favor of the Parkridge bike share program administered by Eastern Michigan University at the April 17th City Council meeting.

5. New Business

- a. Planning Department update – No update.
- b. Parkridge Park – Bob secured a donation of 50 bicycle helmets from the Ann Arbor Bicycle Touring Society for distribution at a Committee table at the August Parkridge Festival.
- c. Other
 - Give way to pedestrian signs not yet installed on Congress at Elm Street. Bob will follow up.
 - Grants – The AARP Community Challenge grant will not be applied for this year.
 - City Planning Commission May 16 meeting – Bob will review Committee priorities for inclusion into the City's Capitol Improvement Plan.
 - City Budge Meetings – May 15/17/22
 - City Transportation Meeting – Tony had been attending these and Bob will work with Pete Murdock on having another Committee member attend these since Tony will be moving out of the City.
 - Bob will run a Bike To Work Day (May 18) Commuter Challenge table at Beezy's on Washington Street from 7am to 9am.

6. Other Items – Announcements – None.

7. Adjournment –A motion was made by Sarah, seconded by Tony, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:09pm with the next meeting being Thursday, June 14th, 2018 at the downtown Library.

