

1. Planning Commission Regular July Meeting Packet

Documents:

01-18 JULY 2018 AGENDA.PDF
2018-07 PLANNING COMMISSION REGULAR JULY MEETING PACKET.PDF
02- 6-20-18 DRAFT PLANNING MEETING MINUTES.PDF
03- 203 N SUMMIT - 3 UNITS HOUSING.PDF
04- PRIVATE FRONTAGES.PDF
05- BELL KRAMER TRAFFIC DISCUSSION.PDF
06- FIREARMS SALES DISCUSSIONS.PDF
07- 307 N RIVER - CULTIVATE.PDF
08- MMJ BUFFER INCREASE BETWEEN PROVISIONING.PDF
09- NONMOTORIZED COMMITTEE REPORT.PDF

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Toi Dennis	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- June 20, 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

- 203 N Summit
Public Hearing: Special Use and Site Plan
- Private Frontage Design
Public Hearing: Text Amendment

VI. New Business

- Community Discussion: Traffic in the Bell-Kramer Neighborhood
- Firearms Sales Regulations: Local Options Discussion

VII. Old Business

- 307 N River: Site plan review
Tabled from 5/16/2018 – for review
- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018 – to remain on table

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
June 20, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

II. ROLL CALL

Present: H. Jugenitz, M. Dunwoodie, P. Hollifield, C. Madigan, M. Simmons, C. Zuellig,
T. Dennis, J. Talaga

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

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of May 16, 2018 (Support: M. Simmons) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 203 N. Summit – Special Use and Site Plan

C. Kochanek, Preservation Planner, gave the staff presentation stating that this is a request for approval of a 3 unit multiple family dwelling Special Use and Site Plan. This is a very long but narrow lot and there is an existing 1,570 sq. ft. residential structure on site. The property is zoned CN-Mid Core Neighborhood-Mid, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. The plans submitted call for the demolition of the existing structure with the construction of a two-story multiple family dwelling consisting of 3 units with parking in the rear.

The plan as proposed doesn't meet private frontages so there is no stoop or front step at the front, only at the side – entrances on north side. Some sliding doors on first and second levels on south side but there are no details as to what these doors open to. There is a gravel lot proposed for rear but also inaccessible parking space at the rear which would need to be paved. The plan is for the driveway to be shared with the property to north so that would require an easement. The gravel surface should be OK as proposed as long as the conditions that the

paved accessible space are satisfied for the engineering concerns. Basically staff is recommending special use and site plan be approved with waivers and conditions as noted in the June 12, staff report.

Commissioner Hollifield asked about the shared driveway agreement to which Ms. Kochanek that this would still be required by the applicant. Commissioner Zuellig asked about the buffer on the west and south side. The driveway on the south side is where the building currently shares that driveway and currently share the gravel driveway on the south side with the property owner to the south and it looks like some of that driveway will have to be on this property – where is the visual barrier by the fence to be located – C Kochanek responded that it is not shown on the plans but she explained in more detail. They would need an agreement with the people to the south.

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

Heath Hart, Midwestern Consulting – was in attendance on behalf on the client. He stated that the property they plan to share the driveway with is currently owned by the applicant that is why they propose sharing the driveway and dumpster. The driveway on the opposite side they do intend to allow access to the driveway. They will replace the gravel and provide an easement and has no objection to that. Visually it will look like a normal residential house. Asking for a variance providing the opaque barrier on that side. The rear of the house abuts to a vacant alley, which has a lot of growth. They are asking for leniency on providing a visual barrier on that side. As far as front porch and door, they do have a door on the house which faces the street. Provided photo of proposed house similar to that of the one across the street. He explained in more detail why they wanted the doors to the side. On the sliding doors, those doors that are specifically on south side - the intent was to have a railing – just a guard rail. There is a sliding door on the rear of the house and instead of putting on the planned deck, use it as a space for parking to meet requirements. Lighting would meet requirements of ordinance and cut sheet can be provided.

Chair Jugenitz asked about the front entrance facing the street and also along the side if the entrance facing the front be an entrance to the front unit, he responded it would be to the second unit. He provided a photo to explain. She continued by asking about accessibility – adding that we haven't had much new residential development in Ypsilanti. Mr. Hart referred to the door widths stating that the front door would be 3 ft by code enforcement, inside doors would be standard – one of the issues with such a tight space is that all bedrooms are upstairs.

Sharon Barnes, owner of 201 Summit directly south. She stated that she is not aware of what has been going on – has had complaints from her renters about trash, etc. Neither her, nor her renters, have been contacted by the owner and has only received the normal notice in the mail sent out by the Planning Department. Parking is very tight there. Chair Jugenitz added the reason they have the meetings is to give the public that would be affected an opportunity to ask questions or concerns they may have regarding the proposed changes. Ms. Barnes asked about the fence on the south side which she felt there is no room for. It was explained in detail by City Planner Bonnie Wessler advising her of the sections of the ordinance that applied to the situation, Sec 122-634 and Sec122-641.

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

Commissioner Zuellig noted it is a very tight lot and had serious reservations going to a three unit and feels it triggers additional parking. She thinks there are too many units and doesn't agree with the third unit and does not fit on this parcel. Commissioner Talaga had concerns on width of parking spaces, which the applicant addressed. Planner Wessler added that if the alley was vacated they could possibly have more wiggle room. Commissioner Dunwoodie was concerned about density. Commissioner Hollifield is in favor of the new construction and does not want to be too rigid since it does improve the neighborhood. Commissioner Simmons concerned about snowball effect this could create with landowners that have land that does not meets requirement/conforming properties. Chair Jugenitz excited there is a proposal for new construction – in favor of adding density in this rea – it is a common thing to provide waivers – concerned about # of exceptions – we are trying to fit a large structure into a relatively small space – doesn't know what the compromise would be - she asked for clarification on waiver for back-up requirements, which Ms. Wessler detailed. Commissioner Dennis feels that the new construction is wonderful but wondered if this item should be tabled in order to make some changes. She would like to see a handicap unit.

Chair Jugenitz if tabled until next month does that give the applicant an opportunity for modifications/revisions on parking, etc., to which Ms. Wessler agreed it would give them that opportunity. Commissioner Hollifield asked if the sliding door up front qualifies as an entrance? Ms. Wessler responded that the code states building entrance must face front. The door off to the right could count explained in more detail. Commissioner Zuellig discussed other potential parking that could be considered. Chair Jugenitz also agreed that reducing the # of parking spaces could be an option. Commissioner Hollifield asked if the fence had to be right on the lot to which Ms. Wessler responded in the negative.

After further discussion, Commissioner Talaga moved that the Planning Commission recommend tabling the site plan and special use for the three unit multifamily dwelling at 203 N. Summit (t. Dennis) and the motion carried unanimously on voice vote.

2. 539 S. Huron-existing: Special Use and Site Plan

City Planner Wessler gave a brief presentation stating that this is a marijuana provisioning center, the Patient Station that has been in operation since 2013 and has been licensed and permitted by the city since that time. As a result of a zoning change in 2014 and then later the state licensing and law change 2016, they are seeking a special use permit to bring their current use into conformance. It is for the existing 540 sq. ft. In order to obtain their license from the state, they must be in compliance with all local codes. The conformance is important due to uncertainty at the State level; the State issues licenses, or not, after an extensive review process which may disfavor nonconforming uses. This would bring their license into compliance to be eligible for the State license. The State process is, at this time, unclear.

Commissioner Simmons asked for clarification on compliance. Ms. Wessler responded that currently in the GC zoning code district they need to have a special use permit in order to operate a provisioning center. When they began to be a provisioning center, they were permitted by right, so they don't have a special use so all they need is a special use.

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

Dennis Cowan, Plunkett Cooney, accompanied by James Nemeth, Owner, and Architect Fareed Mojarandi, were in attendance to represent Mr. Nemeth and respond to any questions the board members may have. Mr. Cowan stated that the owner had operated the business since 2014 and has a lot of support. He gave staff a listing of 200 signatures of Ypsilanti residents to be included in the record, which includes patients in support. Mr. Nemeth has assisted 24 cancer patients, and has met with neighbors including ten residents of Bell Street and some people outside the 300' area requirement. They have no problems with the conditions listed by staff. They are looking for the special use approval in order to be in compliant with the new ordinance. The Patient Station has operated without incident and without major complaints – it is not a burden on city resources or adverse impact on neighboring residential and commercial areas and is compatible with businesses in the area. Mr. Nemeth and his family are very grateful for the support they have received from the city.

Jerry Lawrence – stated that he is a cancer patient and is very supportive of this business. Mr. Nemeth is very compassionate and he totally supports this request.

Larry Simmons – stated that people live there – the trash and traffic are a huge problem and growth means more traffic.

Bryan Foley – complained about traffic behind the facility, people purchasing marijuana and then re-selling their purchase. It is his opinion that we don't know side effects of marijuana – there has been no FDA approval and no oversight.

Cherissa Lamar, 123 Bell – long-time resident – too much traffic – does not want expansion. Feels that this is a residential neighborhood and is concerned for children – also complained about trash.

Felicia Parker, 110 Bell – grew up on Bell – is supportive of this request – asked about possibility of speed bumps.

Carter Simmons, 128 Bell – complained about trash, would like to find a way to direct traffic away of neighborhood.

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

Chair Jugenitz discussed both the traffic/trash issue but stated that while she agrees it is a problem, it does not affect approval of the special use request. Commissioner Dunwoodie stated that he has mixed feelings. While he supports the measure, he is concerned about traffic.

Commissioner Dunwoodie moved that the Planning Commission approve the Special Use Permit for the Patient Station Existing Facility at 539 S. Huron with the following findings and conditions:

Findings: The application is substantially in compliance with Sec122-324(b).

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

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 7:1. Commissioner Madigan opposed.

Commissioner Dunwoodie moved that the Planning Commission approve the limited Site Plan for the Patient Station Existing Facility at 539 S. Huron with the following findings, waivers and conditions:

Findings:

1. The application substantially complies with Sec122-310.
2. The existing building and site design are nonconforming under Sec122-352.

Conditions:

1. Block all parking in the Kramer drive within one year.
2. Applicant to remedy conflict conditions in the north lot within one year.
3. Applicant to provide at least one barrier-free space.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 7:1. Commissioner Simmons opposed.

3. 539-569 S. Huron-expansion: Special Use and Site Plan

Staff report was presented by City Planner Wessler. She stated that initially staff had reviewed the wrong set of plans. The amended site plan review was given to all board members and she noted the various changes, which include staff recommendation in parking, the proposed building size so that changes the number of spaces to 48 spaces adjacent to the building, which is already provided. The other recommendation that changed is the larger lot requesting that they apply for a separate special use permit for that lot, which is permissible under GC.

Reviewing the site plan, she noted that the applicant is proposing to build a 9918 sq. ft. new structure, south of the existing building and upon completion, they will demolish the existing structure. They are proposing a new parking lot to the north of the new building as well as to the south of the new building with a loading zone and dumpster to the east of the building. There is about an equal amount of parking to the east and south; the main entrance will be on the northwest corner facing Huron – recessed vestibule. There are two barrier free spaces provided in that lot and 8 bike coops. The design standards for frontages is required to be commercial. The applicant is to apply for the frontage build-out percentage. Private frontage design is out of compliance with private frontage standards. She added that “commercial” frontage was designed for multi-story mixed use buildings. Prior ordinance had all commercial building types’ frontages listed as both “permitted” and “required; the bug-fix process appears to have corrected them all to “required”. This is, effectively, an error in the text for the “single-story” and “large single story” building types. This approval would be contingent on

administrative follow-up with OHM on engineering since the original engineering review by them would no longer be applicable.

Commissioner Dennis asked the location of the entrance to which Wessler responded. Commissioner Zuellig confirmed the number of required spaces; previously required 40 but now changes to 48, which Wessler agreed. Wessler reviewed the proposed parking of one way in and out.

Staff is recommending approval contingent on administrative follow-up and potential other board actions. Suggest applicant apply for variance for frontage build-out percentage– there are three options – the applicant can choose to build to that design standard; the applicant can pursue a variance or the applicant can review a text amendment, it is their decision. Staff also recommends that the northernmost parking lot be removed from this site plan and application; the applicant can apply for a separate special use permit for the separate parking lot. For the southern parking lot, staff requires that the applicant add a landscaped aisle-end to the southern lot's row of parking adjacent to the building and provide additional parking screening from the right-of-way for the southern and northernmost parking lot. Applicant needs to put in trees which requires MDOT approval.

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

Mr. Cowan, stated that they had originally applied last year but at the time the ordinance was not available to allow them to move forward with a new building; they have now adjusted the plan. The building will be located as far back as possible. It is a modest structure and with the passage of the new law, it gave them the opportunity for a new building. He added that they had conducted a neighborhood meeting to keep residents apprised. They plan to have parking one way in and out with no access to Kramer. Will seek a variance on frontage issue. Will cooperate with staff with any requirements – will sign an agreement not to use Kramer so that Kramer will be obsolete.

Larry Simmons – concerned about traffic and safety. These people don't live there.

Mr. Lawrence – feels that this is a great opportunity – he understands concerns of people on Kramer. Regarding marijuana – it's been around for 100 years – used to be called "hemp". He supports this request.

Wm. Simmons – also agreed that you have to live there to understand the traffic and trash problems. He is not against progress but is concerned about foot traffic and types of people hanging out.

Brian Foley – agreed that he is also not against progress but is concerned about traffic and trash.

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

Commissioner Dennis lives in neighborhood and hasn't been back-up of traffic the others have referred to. She wonders if it would be possible to just close Kramer since there is no reason to go there unless you live on the street. After some discussion by board members, Chair Jugenitz stated that the decision should not be based on potential way-in and out and not something we could discuss tonight. Wessler added that the most recent closures we had were at Park/Grove. We could have a neighborhood meeting and then make recommendations to City Council. Commissioner Dennis asked about funds for street closures and Wessler responded that in this case, the city would have to come up with the funds. After more discussion, Chair Jugenitz reminded the board that we should not predicate our decision making on such an eventual decision as a road closure.

Commissioner Zuellig asked if there was some way we could follow-up in the motion to acknowledge that it would be great to consider ideas for mitigation of traffic and closure of a road.

Commissioner Zuellig moved that the Planning Commission direct staff to do a separate resolution to explore and bring back to Planning Commission ideas for mitigating the traffic impact on the Bell/Kramer neighborhood of increase in commercial activity along the Huron corridor. The motion was supported by Commissioner Dennis and carried unanimously.

Commissioner Dunwoodie moved that the Planning Commission approve the Special Use permit for the Patient Station New Build at 539 S. Huron with the following findings and conditions:

Findings: The application is substantially in compliance with Sec122-324(b).

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

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 5:3. Zuellig, Madigan and Simmons opposed.

Commissioner Dunwoodie moved that the Planning Commission approve the Site Plan for the Patient Station New Build at 539 S. Huron St. with the following finding and conditions:

Finding: The application substantially complies with Sec122-300.

Conditions:

1. Applicant to apply for a variance for the frontage build-out percentage
2. Private frontage design is out of compliance with private frontage standards.
Note: "commercial frontage was designed for multi-story mixed use buildings. Prior ordinance had all commercial building types' frontages listed as both "permitted" and "required"; the bug-fix process appears to have corrected them all to "required". This is, effectively, an error in the text for the "single-story and "large single story" building types.
3. Remove the northernmost parking lot or apply for a separate special use permit for a separate parking lot.
4. Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building

5. Provide additional parking screening from the right-of-way for the southern and northernmost parking lot.
6. Provide street trees, for administrative review.
7. Provide landscaping maintenance plan, for administrative review.
8. Approval subject to engineering review and approval.

The motion was supported by Commissioner Dennis. A roll call vote was taken and carried on a vote of 5:3. Zuellig, Simmons and Madigan opposed.

VI. NEW BUSINESS

1. Firearms Sales Regulations: Local Options

Planner Wessler stated that this discussion is about where we can zone and where we can sell firearms by transact – we have done so with other things that are highly protected. She stated that this has been done before, i.e free speech issues, which falls under adult regulated uses, as well as signage, etc. We can discuss where businesses buying and selling of firearms can be located. We can discuss if we would like them to be home occupations; we can talk about where would like to permit shooting ranges, indoor and outdoor. Some communities in Michigan do this and some do not. It looks like places that have had real or perceived issues with proliferation of firearms, i.e. Inkster is heavily regulated on where firearms can be sold.

After some discussion by board members, staff was directed to check into all of the above and look at mapping potential locations.

2. Resolution in Appreciation of Liz Dahl MacGregor

Chair Jugenitz read the resolution in appreciation of Liz Dahl MacGregor who recently passed away suddenly. Commissioner Hollifield moved to approve the resolution with a change in the first line be changed to read “distinction and honor” (Support: T. Dennis). The motion carried unanimously.

3. Elections

Commissioner Hollifield moved to elect Commissioner Dunwoodie as Chair of the Planning Commission (support: T. Dennis). The motion carried unanimously.

Commissioner Zuellig moved to elect Commissioner Talaga Vice-Chair of the Planning Commission (Support: T. Dennis). The motion carried unanimously.

Chair Jugenitz asked the City Planner to set up a short orientation for both of the above members on rules, etc. Chris Madigan announced that this will be his last meeting. He has accepted a job in Plano, Tx. Chair Jugenitz wished him well and thanked him for his time served on the board.

VII. OLD BUSINESS

1. Medical Marijuana provisioning Centers: Increase in Buffer

Tabled from 3/21/2018 – Recommend continued postponement until State Action.

2. 307 N. River: Site Plan Review

Tabled from 5/16/2018 – Recommend continued postpone until next month.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

307 N. River, Zoning Text Amendment, 11 N. Normal, Firearms Public Discussion, GC Marijuana

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee report

None

X. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: T. Dennis) and the motion carried unanimously. The meeting adjourned at 9:55 pm.

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Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
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V. Presentations and Public Hearing Items

- 203 N Summit
Public Hearing: Special Use and Site Plan



City of Ypsilanti
Community & Economic Development Department

July 11, 2018

**Staff Review of Site Plan and Special Use Application
203 N Summit-3 Unit
203 N Summit**

GENERAL INFORMATION

Applicant: Jamal Kasham
Properties of Ann Arbor, LLC
4218 Ridgewood
Ypsilanti, MI 48197

Project: 203 N Summit-3 Unit

Application Date: April 26, 2018

Location: West side of N Summit between Sheridan and Grant Streets

Zoning: CN-Mid- Core Neighborhood-Mid

Action Requested: Approval of 3 unit multiple family dwelling

Staff Recommendation: Conditional approval or table for ZBA decision on variance

PROJECT AND SITE DESCRIPTION

The total for the parcel # 11-11-40-163-024 is 0.115 acres with frontage on N Summit. There is an existing 1,570 sf residential structure on site. No special use permits or variances have been previously approved for this property. This property is on a narrow but long lot, at 32.54' x 152.91'.

Zoned **CN-Mid- Core Neighborhood-Mid**, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. Special land use is regulated under Subdivision II of the zoning code. The plans submitted call for the demolition of the existing structure with the construction of a 2 story multiple family dwelling consisting of 3 units with parking in the rear.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single, Two & Multi-family residential	CN-Mid, Core Neighborhood-Mid
EAST	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
SOUTH	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
WEST	Single Family residential	R-1, Single-Family Residential

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 and the zoning of the land. The height, location and size of the building is compatible with uses and buildings on

the adjacent properties. The intensity of the proposed use is compatible. There are issues with the walkability of the site and the location of the entrance doors however these will be addressed in the site plan review.

- (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 should 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 is not anticipated. Additional impervious surfaces are planned with the potential for additional water runoff, however any issues with that will be addressed as part of 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: This special use is compatible with the surrounding land uses. The proposed structure is compatible in regards to its placement, bulk, and height with the surrounding structures. The proposed location and screening of parking areas, driveways, outdoor storage areas, and nature of landscaping are compatible.

- (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: Staff does not anticipate any unreasonable adverse impacts on the transportation system. The estimated pedestrian, bicycle and vehicular traffic generated by this use is minimal.

- (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: Staff does not anticipate any additional demands on public facilities and services that will be detrimental to the economic sustainability of the community.

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: Special use approval is subject to site plan approval.

SITE PLAN: CRITERIA AND REVIEW
§122-311
STANDING
§122-311(a)

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

REQUIREMENTS
§122-311(b)

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

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN-Mid: BUILDING TYPE §122-469	Determined by lot size		Cottage	Unchanged
LOT REQUIREMENTS				
Width ft	Min 25	Max 35	32.54'	Unchanged
Depth ft	Min 50	Max 150	152.91'	Unchanged
Area sf	Min 2,500	Max 6,300	4,982.7	Unchanged
Coverage %	Min --	Max 70%	Building footprint: 1063/4982.7=21%	Building footprint: 1777/4982.7=36%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 10	Max 20	22'	11'
Side setback ft	Min 3	Max --	North: 3.5' South: 9'	North: 5' South: 4.5'
Rear setback ft	Min 10	Max --	84'	58'
Frontage buildout %	Min 70	Max 90	Lot width: 32.54' less setbacks: 26.54'	Proposed: 23' wide 87% buildout
Height stories	Min 1	Max 2	2+	2
PARKING PROVISIONS	Location: side, street side and rear yards		Rear yard	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Porch	None, stoop or porch proposed, runs only to the front line of the building, not past it
Width	Min 5	Max 8		n/a
Depth	Min 3	Max 8		n/a

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Height	Min 7	Max --		n/a
Yard Requirements	Must be landscaped/pervious, w/ a path at least 3' wide connecting the porch to the sidewalk			4' walkway to side porch from sidewalk on Normal and 5' walkway connecting to the shared drive to the north, meets

Items to be Addressed:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2). Applicant has indicated in the July 6, 2018 letter that these will now be picture windows, plans are unchanged.

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 proposed building will be longer than the existing building in order to accommodate the three units back to back. The proposed building does not have a front porch or stoop and the entry doors for all of the units are all on the (north) side of building. Parking is in the rear with six parking spaces one of which is an accessible parking space. The applicant stated in the July 6, 2018 letter that the rear parking lot will be paved, however plans need to be updated as they still indicate that the lot will be gravel. Access paths for the rear unit to the sidewalk and from the front units to the parking at the back appear to be by means of the shared drive to the north of the site. The applicant should dedicate a section on the north side of the house for pedestrian/bike access on the site.

Items to be Addressed:

1. Applicant to provide dedicated access for pedestrians and bikes to and from the back of the property.

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 vehicle traffic is thru the shared drive to the north of the structure. An easement will need to be established for this shared drive (*a proposed easement has been included in the July 6, 2018 correspondence*). Bike and pedestrian access is via the existing sidewalks on N Summit. Access to the proposed 2 front units is from the front walkway. To access the rear unit, bikes and pedestrians will need to utilize the shared drive. AAATA bus routes 4 and 5 are nearby at Washtenaw and Summit and route 6 is located at Congress and Summit, all stops are over 500 feet away. The sidewalks are older but appear in fair to good condition. The applicant has proposed paving the rear lot (the site plan needs to be updated for the paving material). The applicant is proposing to grade the southern drive that is partially on the property as needed. Parking will be at the rear of the property, there is also residential permit parking on the east side of N Summit. Bike parking is proposed to be handled on the covered porches. A waiver will be needed for the parking lot as proposed as it is less than the required 10' setback from the adjacent lot.

Figure 5: 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.		Side entrances for all units, does not meet. Applicant to move entrances, connect with a front porch, or apply for a variance for their proposed locations.
CN-Mid: §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 required by staff.
	Easements: nonmotorized plan, ReImagine Washtenaw, other		Easement required for shared access drive to the north and south of site, a proposed easement has been included for the drive to the north of the site.
§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)		6 @ 9' x 18, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		One provided; the access path to the front units is by the shared drive.

§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		None indicated, only a small concrete pad at the rear and 4' walkway directly from the front to the sidewalk on N Summit. The shared drive will need to be used for access, does not meet.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-Meets -Meets -Existing nonconforming drive to be shared.
	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. Minimum of 10' in width.		22', meets
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		See engineering review.
	Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.
	Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot		At lot line, does not meet, waiver requested once storm water and landscaping requirements are 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.		Meets
	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.		Meets
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		1 indicated, meets
		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		85 sf curbed island w/ tree, 5' width, does not meet
		All aisle-ends & corners protected w curbed island		Southern side of the lot appears to be curbed, northern side is not, does not meet
		3' between curb and planting (5' if vehicle overhang)		n/a
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Screening required, will be addressed later in review, under 634
		3'-4' screen 80% opacity where visible from ROW		Parking at rear, screened by building, meets.
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	Motor spaces	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		$3 * 1.5 = 4.5 (5) + 1 = 6$ required, 6 proposed, meets.

§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		Bike parking is proposed to be on the covered porches, the covered porches are only 4' wide, thus this will reduce walkway clearance.
§122-692	Parking discounts	Transit		Over 500' away, n/a
		Alternative Vehicles		n/a
		Bicycle		n/a
		PC discretion, special circumstances not listed above		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Sidewalk exists on N Summit.
§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.		Meets

Items to be Addressed:

1. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
2. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.
3. ~~Applicant to provide parking spaces in the required dimensions of 9' x 18', one space may be a small car space at 8' x 16' with the required signage.~~
4. ~~Applicant to pave the accessible parking space, provide an access aisle and correct the length of the space.~~
5. ~~Applicant can utilize a gravel lot once the engineering requirements for the paved accessible space and paved apron to the gravel lot are provided.~~
6. A waiver is requested for the parking lot at a 0' setback once all storm water and landscaping requirements are met, per administrative review.
7. ~~Applicant to include wheel stops in paved areas of the parking lot.~~
8. ~~Applicant to provide one tree internal to the site.~~
9. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
10. Applicant to provide curbing for aisle-ends & corners on the north end of the lot.
11. ~~Applicant to provide curbing or wheel stops to protect shrubs at SW corner.~~

~~12. A waiver is requested for 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.~~

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 required due to impervious surface changes on site. Engineering comments copied below.

Items to be Addressed: See engineering review.

SCREENING

§122-311(h)

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

Figure 6: 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		• note on plans indicate that lights will be full cut off or under the covered porches • note on plans indicate that lights will not exceed 16' in height • applicant to provide staff with cut sheets and locations

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	Not shown	Existing nonconforming dumpster to be shared. A proposed agreement has been included. No details on the existing dumpster have been provided.
§122-631 Landscape plan			Meets
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Conflicting land use to south and west. There is an existing fence to the west. Applicant to construct screening to the south of the parking lot that meets the fence to the west or apply for a variance.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $32.54/30' = 1$ tree	1 tree	Applicant plans to retain existing, meets
§122-638 Site Landscaping	10%		$4982.7 \cdot .10 = 498.27$ required, 504 sf, meets
§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		meets
	Credit for existing vegetation		n/a
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-635 Fencing, hedges, walls, berms	CN-mid; Front yard: No more than 4' height and 50% opacity Side, Street Side, and Rear Yards: 6' height max, no opacity restriction		None proposed, applicant to provide visual buffer of at least 80% opacity and 6' height to rear and south to comply with sec. 122-634

Items to be Addressed:

1. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
2. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
4. ~~Applicant to provide more details on landscaping species and provide a maintenance plan for landscaping.~~

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."

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 Summit.

FIRE DEPARTMENT

As applicant is not requesting any changes to curbcuts or to parking area circulation, Fire Department review is not required.

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."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This action creates viable and safe homes in the EMU area, where housing is always needed.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the three unit multifamily dwelling at 203 N Summit with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the three unit multifamily dwelling at 203 N Summit with the following finding, waivers, and conditions:

Finding

1. The application substantially complies with §122-311.

Waivers

1. A waiver is permitted from Sec. 122-683 (d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject staff review of storm water and landscaping proposed improvements and a finding of sufficiency.

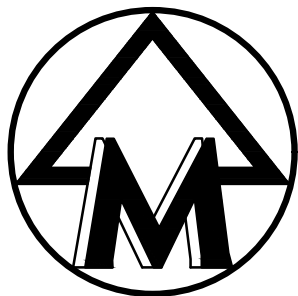
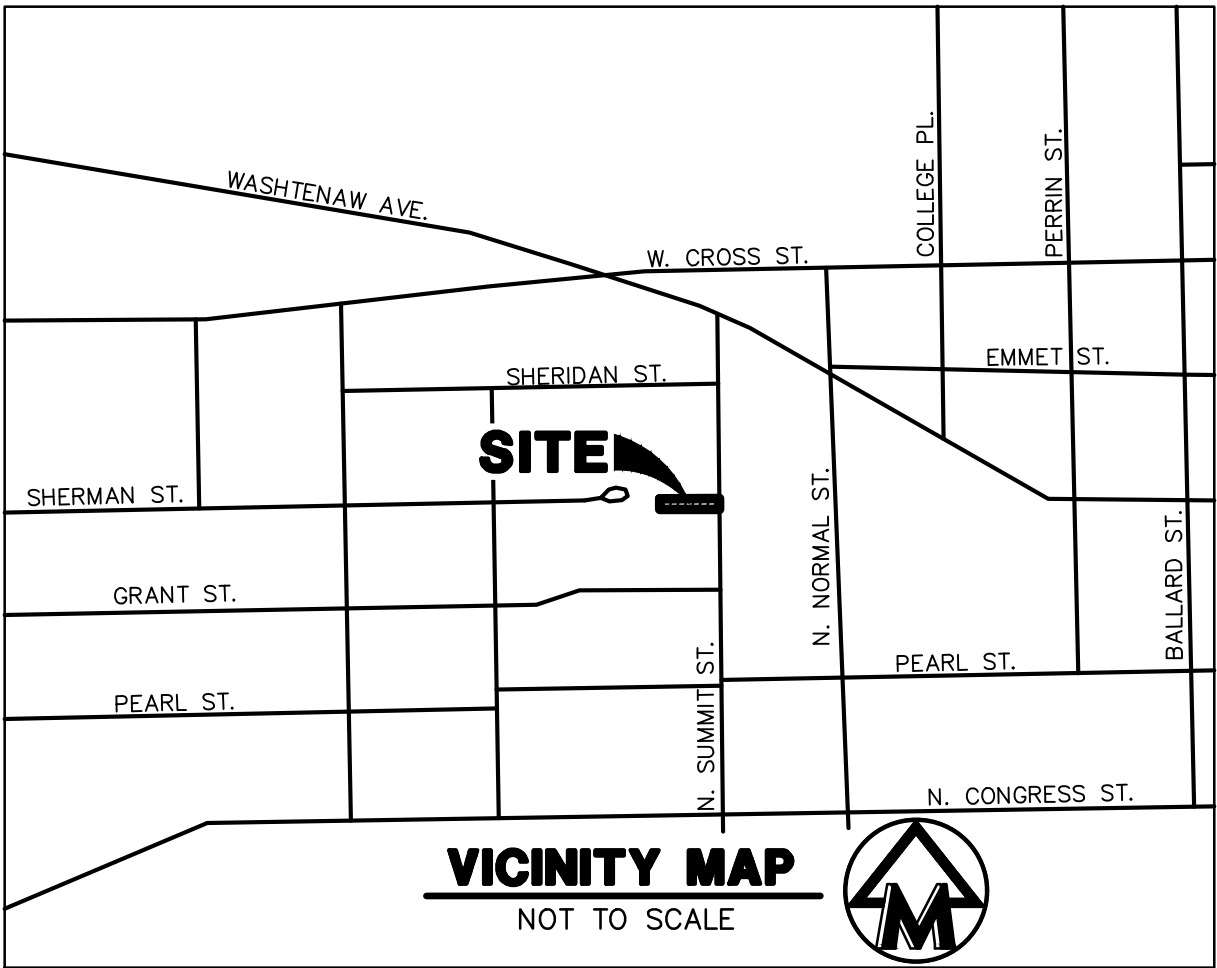
Conditions

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant to provide architectural plans that satisfy all concerns regarding the front porch and sliding doors for staff review.
3. Applicant to provide a dedicated access for pedestrians and bikes to and from the back of the property.
4. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
5. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.
6. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
7. Applicant to provide curbing for aisle-ends & corners on the north end of the lot.
8. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
9. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
11. Applicant to address all engineering concerns as listed in the engineering review.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File, Applicant, Midwestern Consulting

203 N. SUMMIT
SITE PLAN
SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN



SCALE: 1" = 20'
0 20 40 60



LEGEND	
838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
—	GUY WIRE
OH	EXIST. OVERHEAD UTILITY LINE
—	EXIST. CATCH BASIN OR INLET
—	EXIST. CLEANOUT
—	FENCE
•	SINGLE TREE
•	ELECTRIC METER
•	POST
•	SET IRON PIPE
•	FOUND IRON PIPE
•	CONTROL PT.
•	EXIST. DOWNSPOUT
•	SIGN

TREE LEGEND	
• E	ELM
• M	MAPLE
• W	WALNUT

OWNER/APPLICANT/DEVELOPER

JAMAL KASHAM
4218 RIDGEWOOD DR.
YPSILANTI, MI 48179
PH. (734) 545-4832

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: HEATH HARTT, P.E.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A MULTI-FAMILY DWELLING. THE PROPOSED 2 STORY MULTI-FAMILY DWELLING WILL CONSIST OF 3 COTTAGE UNITS.

SITE DATA COMPARISON CHART

ZONING COMPARISON	EXISTING	REQUIRED/ PERMITTED	PROPOSED
Zoning	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid
Use	Single Family Attached		Multiple Family Dwelling, Max 4 (Special Use)
Building Type	Cottage	Cottage	Cottage
Building Footprint (s.f.)	1063	--	1777
Lot Requirements			
Lot Size (s.f.)	4982.7	2500 Min, 6300 Max	4982.7
Lot Width (ft)	32.54	25 Min, 35 Max	32.54
Lot Depth (ft)	152.91	50 Min, 150 Max	152.91
Lot Coverage (%)	21%	70% Max	36%
Building Envelope/Setbacks			
Front	N/A	10' Min, 20' Max	18'
Side	N/A	3' Min	3.5' / 5.97'
Rear	N/A	5' Min	50.97'
Frontage Buildout (%)	66%	70% Min, 90% Max	71%
Building Height, Principal (stories)	2	1 Min, 2 Max	2 (18')

LEGAL DESCRIPTION

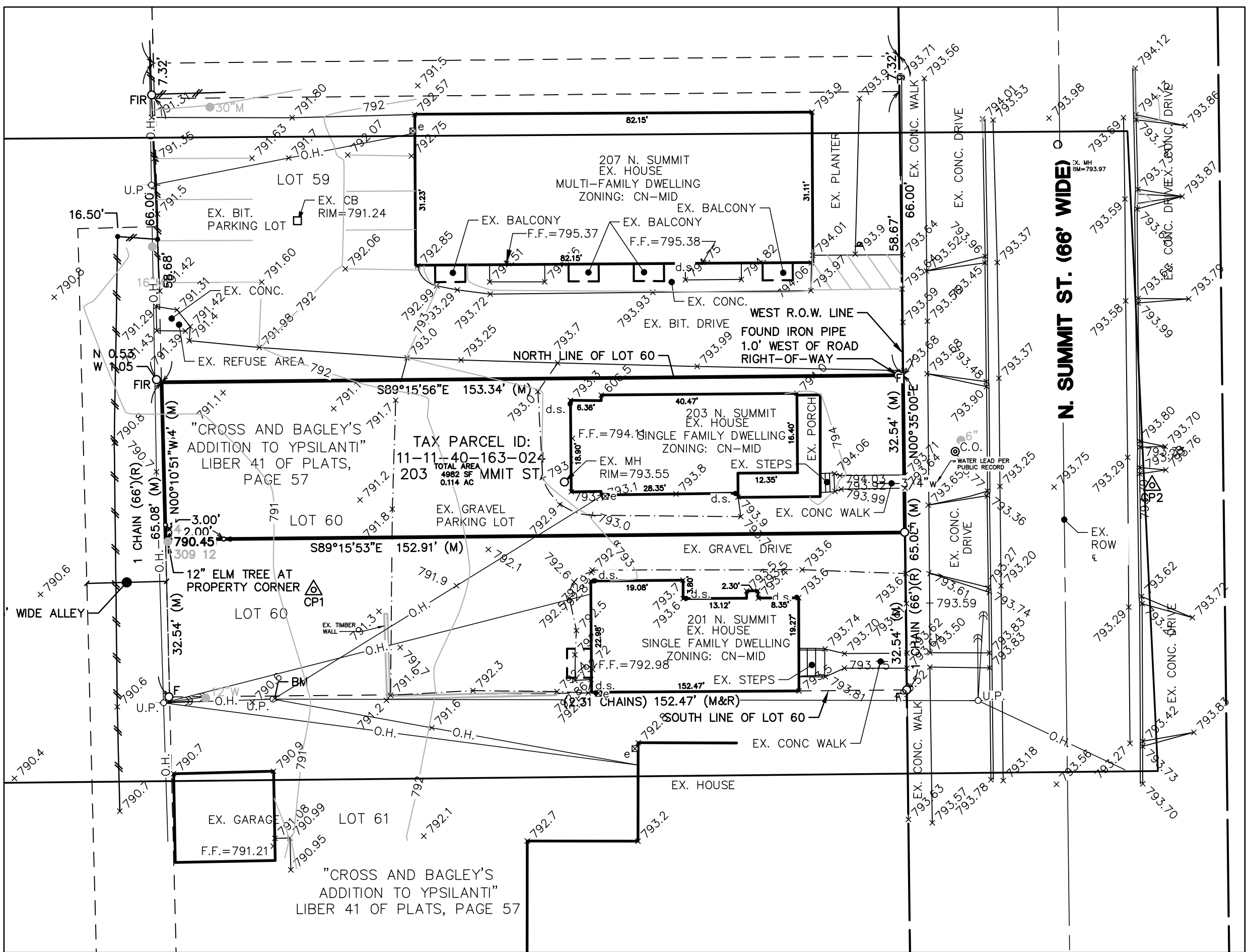
(from Warranty Deed as recorded in Liber 5203, Page 714, Washtenaw County records)

The north half of lot 60, Cross and Bagleys Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber V of Deeds, on Page 243, Washtenaw County Records.

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	DEMOLITION AND PROPOSED CONDITIONS PLAN
03	SITE DETAILS
04	ELEVATIONS
05	FLOOR PLAN

EXISTING CONDITIONS



BENCHMARK

SPIKE IN NORTH SIDE OF UTILITY POLE ±21'
EAST OF REAR PROPERTY LINE OF LOT 61
ELEV.=791.78 (NAVD 88)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

203 N. SUMMIT

JOB No. 18085

DATE: 04/23/18

SHEET 01 OF 01

REVISIONS:

PER MUNICIPAL COMMENTS 05/16/18

PER PC COMMENTS 07/06/18

CADD: HTH

ENG: HTH

PM: HTH

TECH: BAB

18085CV1.DWG

FB

MIDWESTERN CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108

(734) 995-0200 • www.midwesternconsulting.com

Land Development • Land Survey • Institutional • Municipal

Wireless Communications • Transportation • Landfill Services

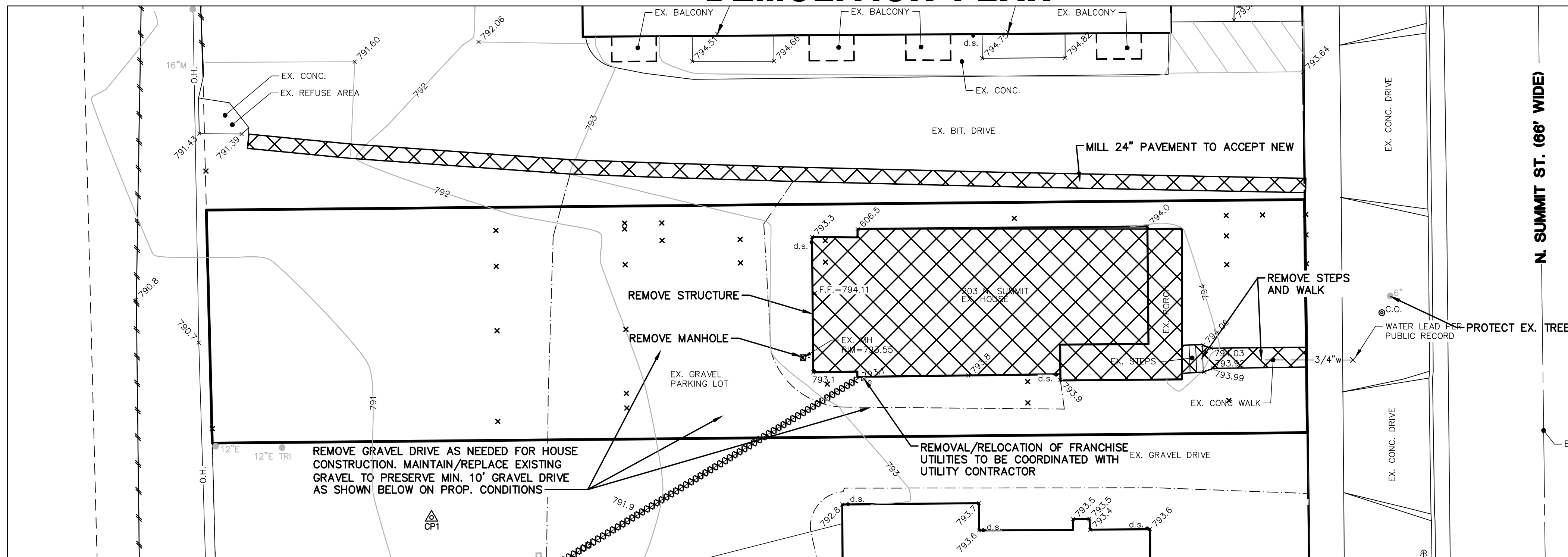
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DATE

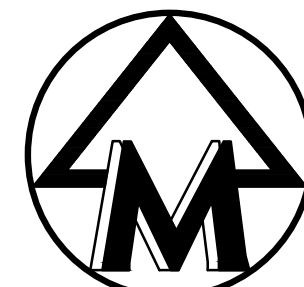
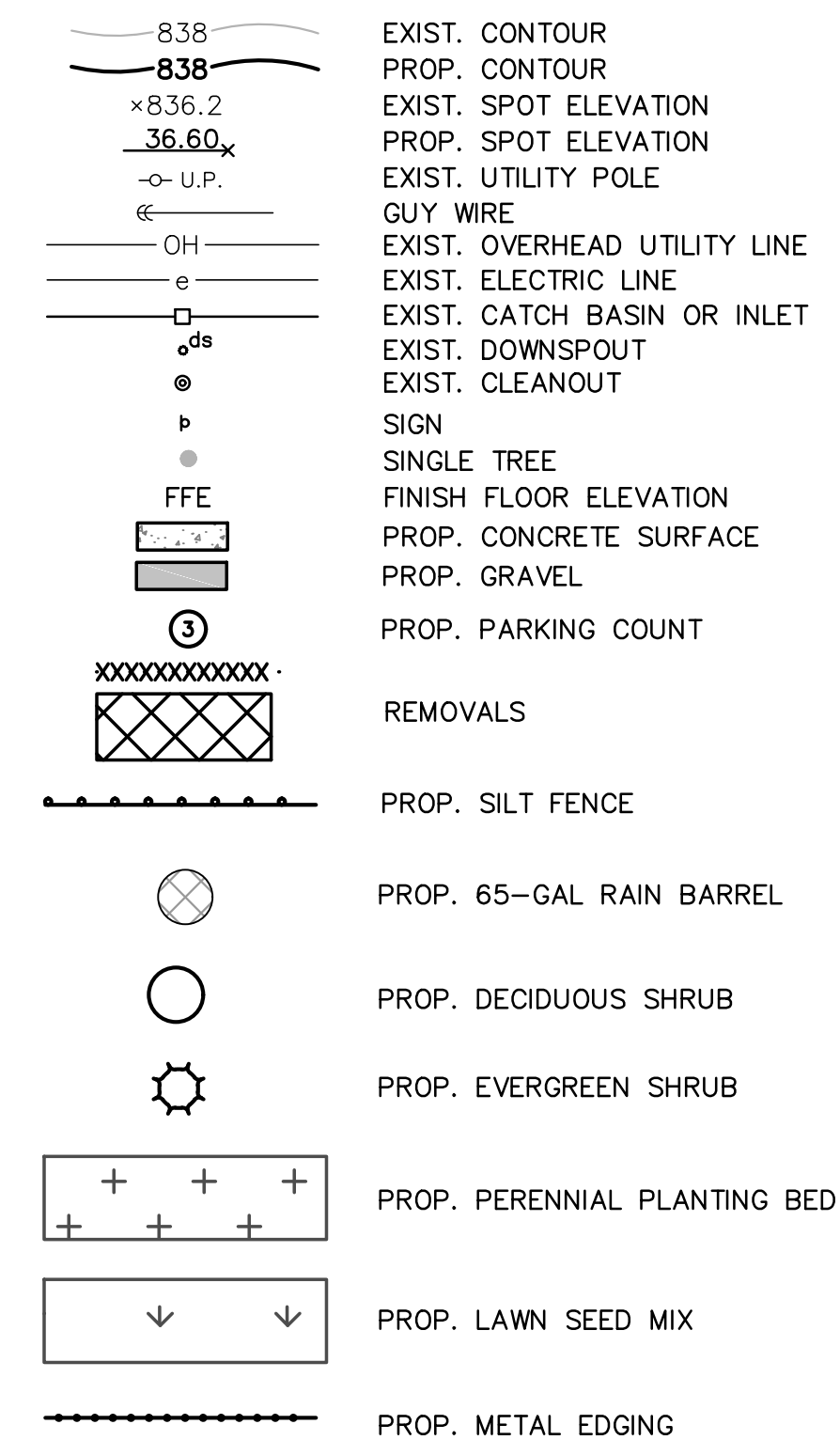
HEATH HARTT, P.E.

P.E. #

DEMOLITION PLAN



LEGEND



SCALE: 1" = 10'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 10, 20, and 30, representing feet.

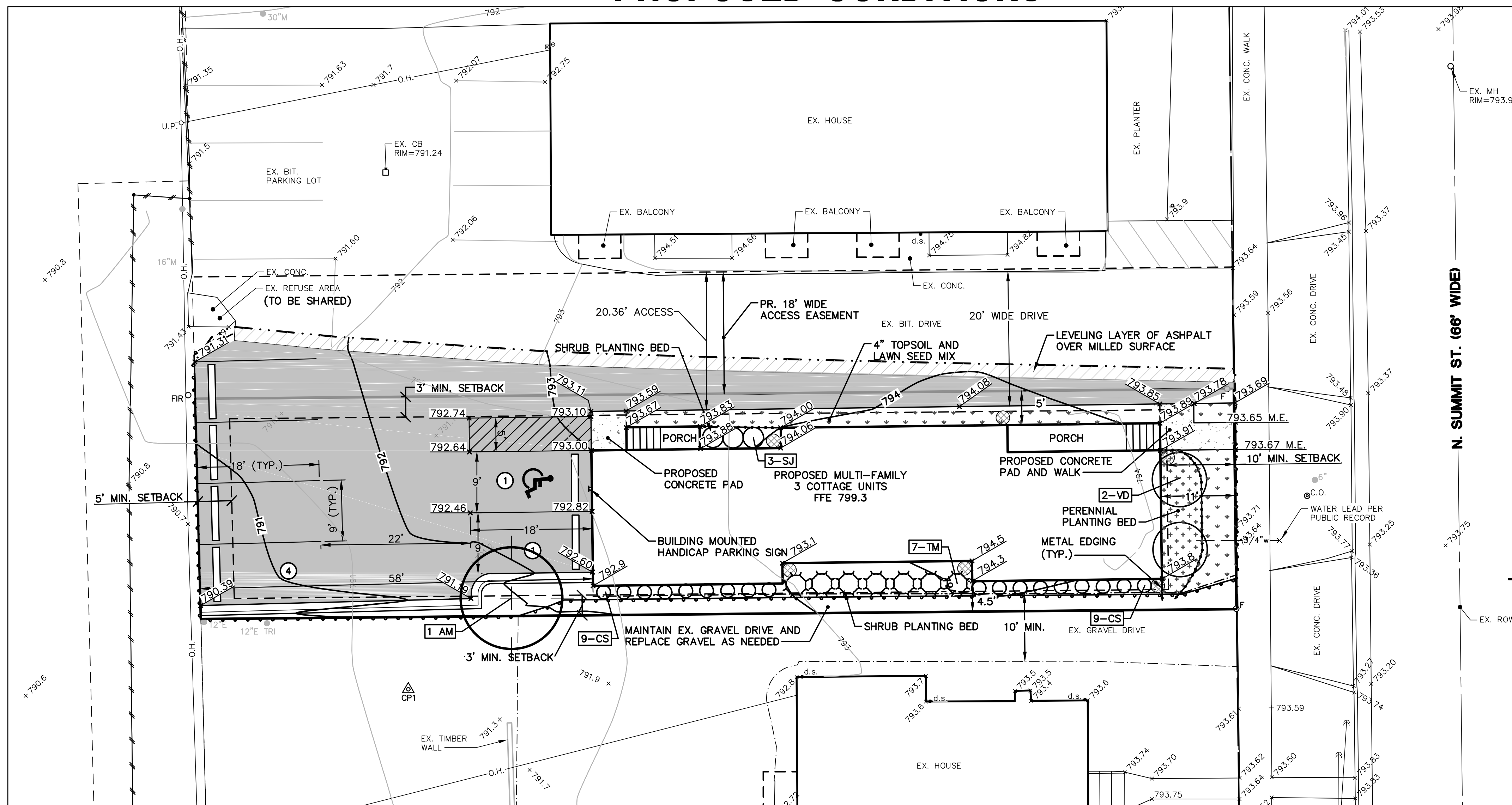


Know what's below.
Call before you dig.

NOTES

1. THE BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND IS BASED ON A SCALED ARCHITECTURAL FLOOR PLAN PDF DRAWING PROVIDED BY THE CLIENT, DATED OCTOBER 10, 2017.
2. BICYCLE PARKING IS PROPOSED TO BE ACCOMMODATED ON THE COVERED PORCHES.
3. ALL PROPOSED LIGHTING SHALL BE BUILDING MOUNTED LIGHTING.
4. ALL OUTDOOR LIGHTING SHALL NOT SHINE ON ADJACENT PROPERTIES OR OCCUPIED DWELLINGS, OR EXCESSIVELY IMPEDE VEHICULAR OR PEDESTRIAN TRAFFIC ON NEARBY STREETS, DRIVES, WALKWAYS, OR GENERAL RIGHTS-OF-WAY.
5. LIGHT FIXTURES SHALL BE FULL CUTOFF OR PLACED UNDER COVERED PORCHES.
6. OUTDOOR LIGHTING SHALL NOT EXCEED THE HEIGHT OF 16 FEET.

PROPOSED CONDITIONS



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

STORMWATER MANAGEMENT

C-Values (Rational Method)		NRCS CN's	
Building/ Pavement	0.95	Building/ Pavement	98
Gravel	0.85	Gravel	91
Lawn	0.45	Lawn	84

Pre-Development							
	Area		C	A°C	First Flush (1") Runoff Volume (Rational Method)	2-Year (24Hr) (2.35") Runoff Volume (NRCS Method, from HCAD)	100-Year (24Hr) (5.11") Runoff Volume (NRCS Method, from HCAD)
	sf	ac			cf	cf	cf
Gravel Bldg/Pavement Lawn	1457	0.033	0.85	0.028			
	1115	0.026	0.95	0.024			
	2409	0.055	0.45	0.025			
Total	4981	0.114	0.68	0.078	282	550	1609

Post-Development							
	Area		C	A°C	First Flush (1")	2-Year (24Hr) (2.35")	100-Year (24Hr) (5.11")
	sf	ac			Runoff Volume (Rational Method) cf	Runoff Volume (NRCS Method, from HCAD) cf	Runoff Volume (NRCS Method, from HCAD) cf
Gravel Bldg/Pavement Lawn	260	0.006	0.85	0.005			
	3879	0.089	0.95	0.085			
	842	0.019	0.45	0.009			
Total	4981	0.114	0.88	0.098	357	755	1880

	cf	cf	cf
Pre-Development to Post-Development Runoff Volume Increase	75	205	271

Proposed Detention Provided: $6 \text{ Barrels} * 65 \text{ Gal} / (7.48 \text{ Gal/cf}) =$
Six (6) 65-Gallon Rain Barrels

THE PROPOSED DEVELOPMENT WILL INCREASE THE OVERALL SITE IMPERVIOUSNESS IN COMPARISON WITH EXISTING (PRE-DEVELOPMENT) CONDITIONS. DUE TO THE RESIDENTIAL LOT SIZE CONSTRAINTS OF THE SITE/ADJACENT PROPERTIES AND THE LACK OF AN AVAILABLE DISCHARGE POINT SOURCE, ON-SITE STORMWATER DETENTION WILL CONSIST OF SIX (6) RAIN BARRELS, EACH HAVING A CAPACITY OF 65-GALLONS (8.7 CF). THE TOTAL RAIN BARREL VOLUME OF 52.1 CF WILL PROVIDE SOME CAPACITY FOR THE TREATMENT/DETENTION FROM THE PROPOSED DEVELOPMENT.

LANDSCAPE REQUIREMENTS/PLANT SCHEDULE

ROV			
Conflicting Land Use Screening	Allowed/ Required N/A	Proposed N/A	
Street Trees	1 per 30 linear feet = 1 tree required	1 existing tree to remain	
Foundation Landscaping	N/A	N/A	
Site Landscaping	10% site landscaping - 499sf required	504sf provided	
Outdoor trash storage	Screening from street	N/A - shared area on adjacent property at rear of property	

Total	Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
Trees							
1	AM	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal.	As Shown	Single Stem
Shrubs							
18	CS	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Red Twig Dogwood	#5 Cont	24-30" ht	4' o.c.	
2	VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#5 Cont	30-36" ht	8' o.c.	
3	SJ	<i>Spiraea japonica</i> 'Darsnorm'	Snowstorm Spirea	#5 Cont	24-30" ht	3' o.c.	
7	TM	<i>Taxus x media</i> 'Everlow'	Everlow Yew	#5 Cont	24-30" ht	4' o.c.	
Perennials							
55	EG	<i>Epimedium grandiflorum</i> 'Lilaeae'	Lilac Fairy Epimedium	#1 Cont.	12" o.c.		front half of perennial planting bed
25	HO	<i>Hosta 'Patriot'</i>	Patriot Hosta	#1 Cont.	24" o.c.		back half of perennial planting bed

M I D W E S T E R N
C O N S U L T I N G
3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
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Business Communications • Transportation • Landfill Services

CLIENT

4218 RIDGEWOOD DR
YPSILANTI, MI 48197
JAMAL KASHAM
(734)545-4832

203 N. SUMMIT

02

JOB No.	18085	REV. DATE	DATE: 04/23/18
REVISIONS:		05/16/18	SHEET 02 OF 04
PER MUNICIPAL COMMENTS		07/06/18	CADD: BAB
PER PC COMMENTS			ENG: BTH
			PW: HTH
			TECH: BAB
			18085SP1.dwg

M:\Civil3d_Proj\180865\Site Plan\180865SP.dwg, 7/6/2018 10:07 AM, Heath Hartill, 02 DEMOLITION AND PROPOSED CONDITIONS PLAN, MCLLC PDF.pc3

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LANDSCAPE NOTES

- For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
- Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti.
- Water outlets shall be provided within 150 feet of all required plantings.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch. All planting beds are to receive four (4) inches of shredded bark mulch.
- All disturbed areas not to be seeded with native seed mix shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
Lawn (turfgrass) seed mix shall consist of:
 - 15% Rugby Kentucky Bluegrass
 - 10% Park Kentucky Bluegrass
 - 40% Ruby Creeping Red Fescue
 - 15% Pennine Perennial Ryegrass
 - 20% Scaldis Hard FescueSeed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- All seeded areas with slopes less than 1:3 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All compacted subgrade soils in landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
 - Ratio of Loose Compost to Topsoil by Volume: 1:4.
 - Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
 - Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED

3" SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

SHRUB PLANTING DETAIL

NOT TO SCALE

NOTE: PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT SHAPE.

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED

3" SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

NOTE: SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

Landscape Maintenance Schedule				
Perennial/Shrub Planting Beds				
Maintenance Task	Winter	Spring	Summer	Fall
Soil Testing				
Place plant material orders as needed				
Prune shade trees, summer flowering shrubs, hedges and groundcovers				
Remove mulch from crown of perennials; remove winter mulch				
Press perennials that frost heaved in the winter back into ground				
Check evergreen plants for removal of dead leaves				
Fertilize Trees and Shrubs, planting beds				
Clean flower beds, remove winter weeds and dead plant material left for winter interest				
Apply double shredded bark mulch to tree/shrub beds and ground leaf compost to flower beds				
Divide and replant summer and fall blooming perennials (when growth is 3-4in high); cut back if needed				
Install new plantings, add compost during planting; pinching perennials may be necessary				
Replace dead/poor health perennials and grasses				
Water new transplants and newly planted trees and shrubs				
Prune spring blooming shrubs immediately after flowering				
Prune wither damaged branches or plants that have not begun to grow after last frost				
Replace mulch as necessary				
Weed flower beds routinely				
Inspect plants for pests and treat as necessary				
Thin out perennial beds and prune plants as needed				
Water beds as needed				
Deadhead spent blooms, deadleaf yellowing foliage				
Fertilize perennials, especially cut back plants and heavy feeding perennials				
Cut back perennials that bloom second time to basal foliage				
Prune perennials and shrubs to maintain spacing in bed				
Add touch up mulch to planting beds				
Rake leaves, mow or shred for composting				
Clean up planting beds - remove yellowing foliage not left for winter interest, remove stakes/hoops				
Top-dress planting beds with organic matter if not done in spring				
Winter mulch tender plants once ground is frozen				
Turfgrass Areas				
Maintenance Task	Winter	Spring	Summer	Fall
Remove wet leaves, fallen branches/twigs				
Apply pre-emergent crabgrass control herbicide to cool season turfgrass				
Fertilize lawn				
Aerate lawn as needed (every two years)				
Inspect for grubs, treat as needed				
Hand remove weeds, Spot application of herbicide if necessary				
Weekly mowing of turfgrass (when reaches height of 2.5 to 3 in.), leave grass clippings, remove clumps				
Bi-weekly edging of turfgrass				
Deep water lawn areas (~1 inch per week)				
Prepare and seed bare areas				
Water newly seeded areas				
Rake leaves or mow and leave for composting				
Fertilize lawn				
Routinely remove debris such as leaves, twigs, trash, etc.				

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.

2"-3" WIDE BELT-LIKE, NYLON OR PLASTIC

2"x2" HARDWOOD TREE STAKE

12-14 GA. GALV. DOUBLE STRAND, TWISTED WIRE

TREE STAKES-3 PER TREE, 120° APART

4" MULCH, AS SPECIFIED

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

3" SAUCER

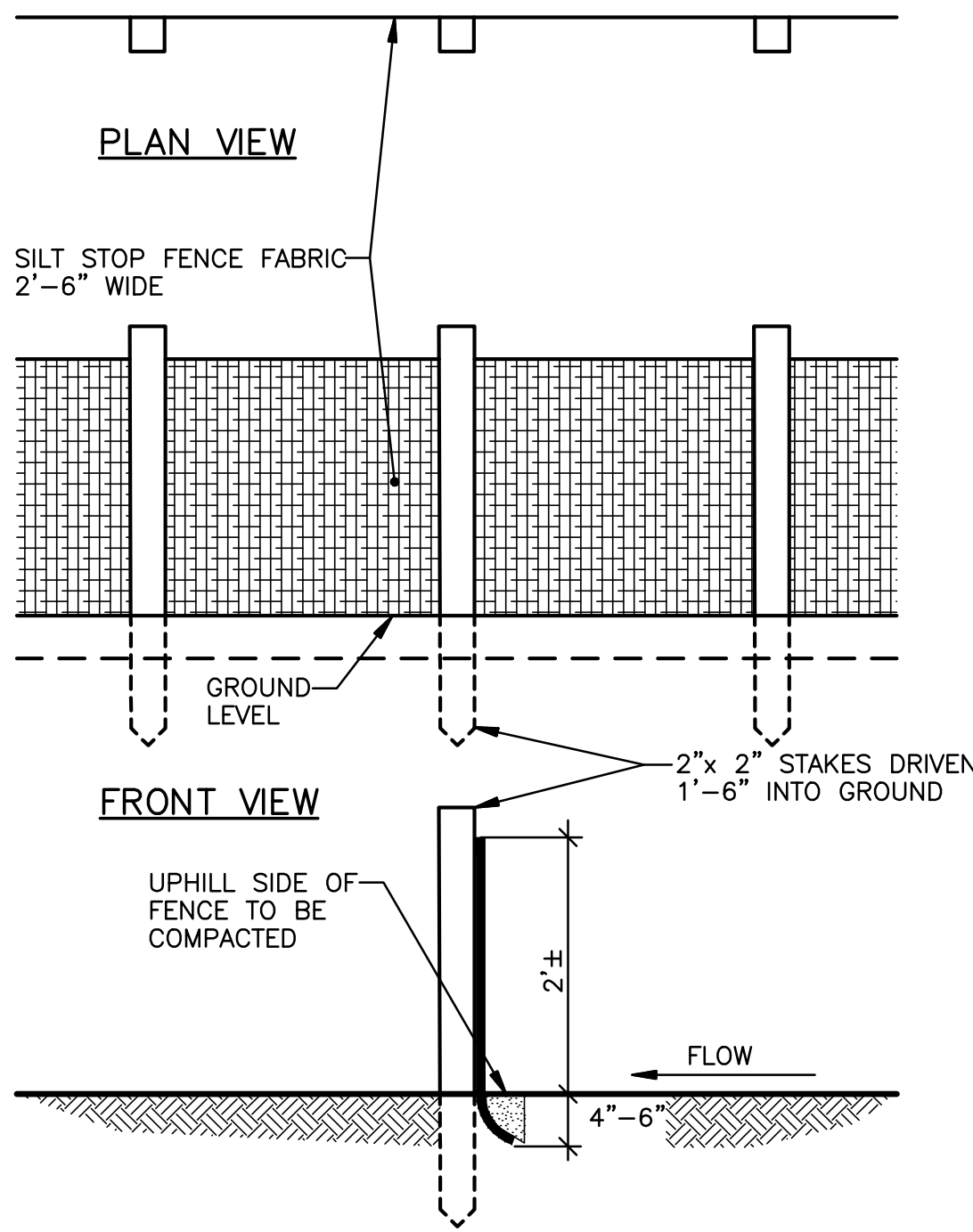
POSTS TO EXTEND 18" BELOW TREE PIT INTO UNDISTURBED GROUND

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES; BACKFILL WITH PLANTING MIXTURE, AS SPECIFIED

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

DECIDUOUS TREE PLANTING DETAIL

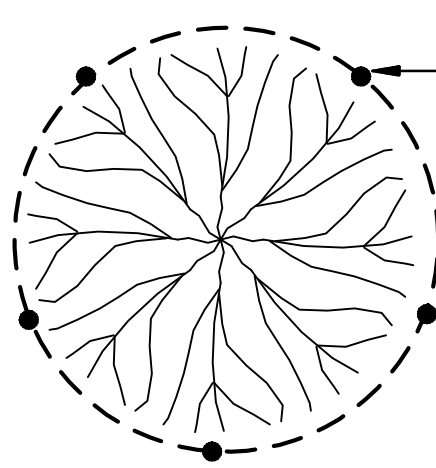
2-1/2" CAL. OR SMALLER



CROSS-SECTION

SILT FENCE DETAIL

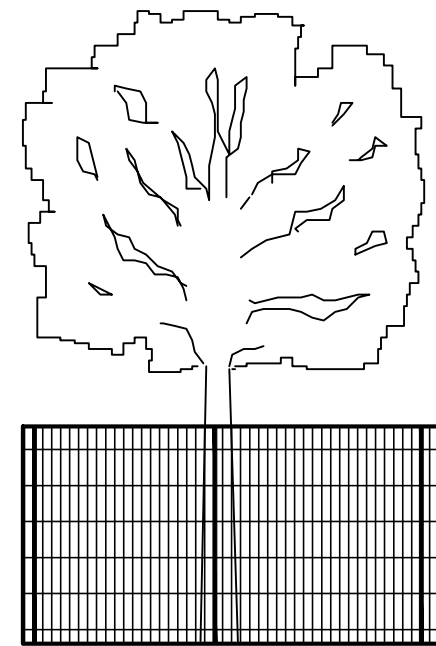
NO SCALE



PLAN

STANDARD STEEL OR WOODEN FENCE POST, POST AT 10' O.C. (MAX)

STANDARD 48" HIGH SNOW FENCE OR ORANGE PLASTIC FENCE



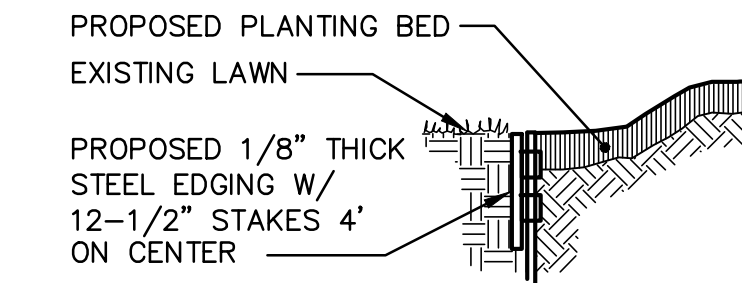
ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.

TREE PROTECTION DETAIL

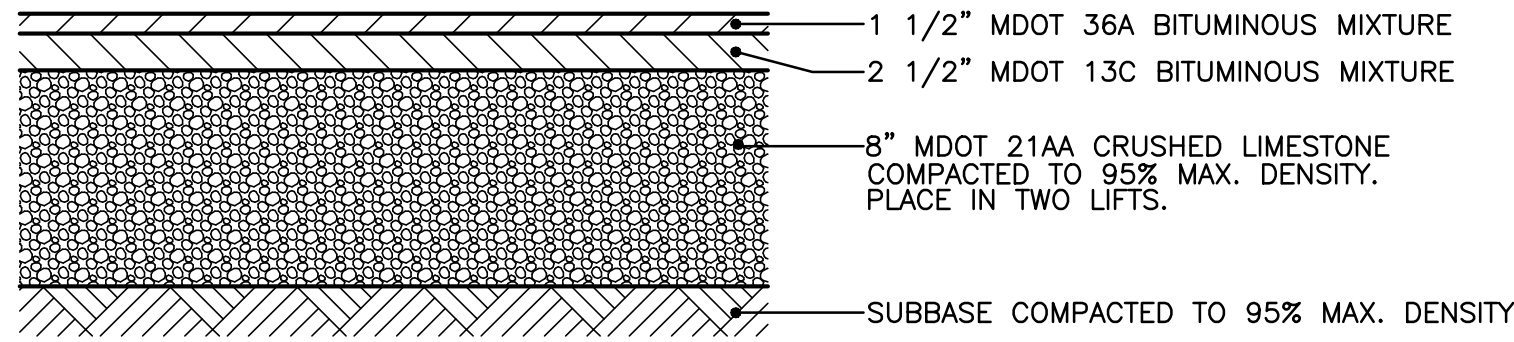
NOT TO SCALE

NOTE: MATERIALS TO BE FLUSH WITH THE TOP OF EDGING



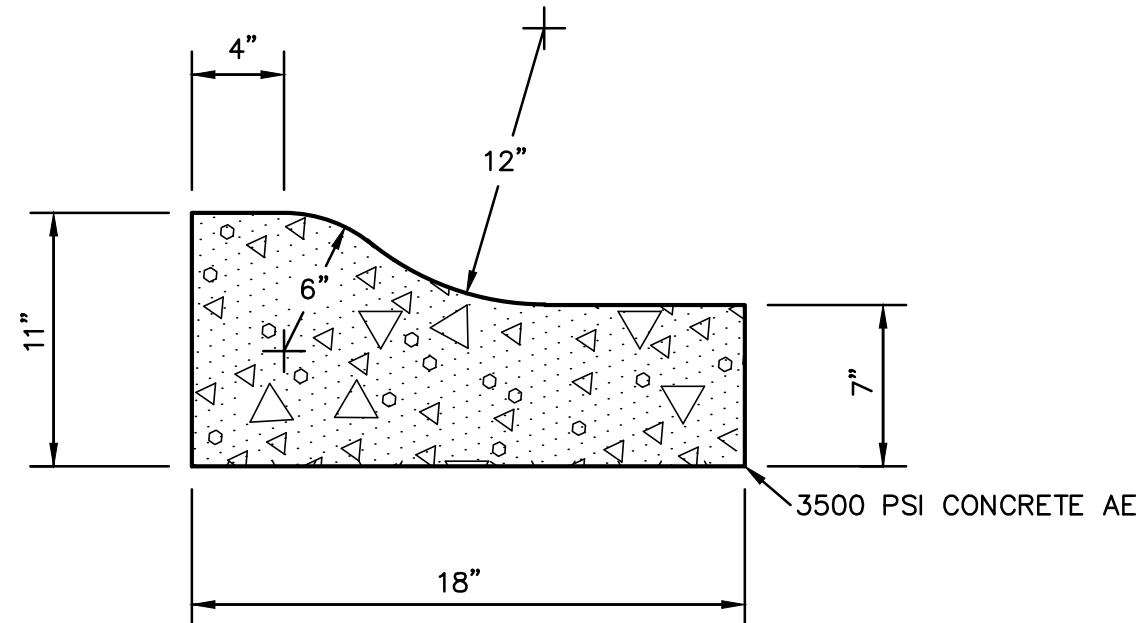
STEEL EDGING DETAIL

NOT TO SCALE



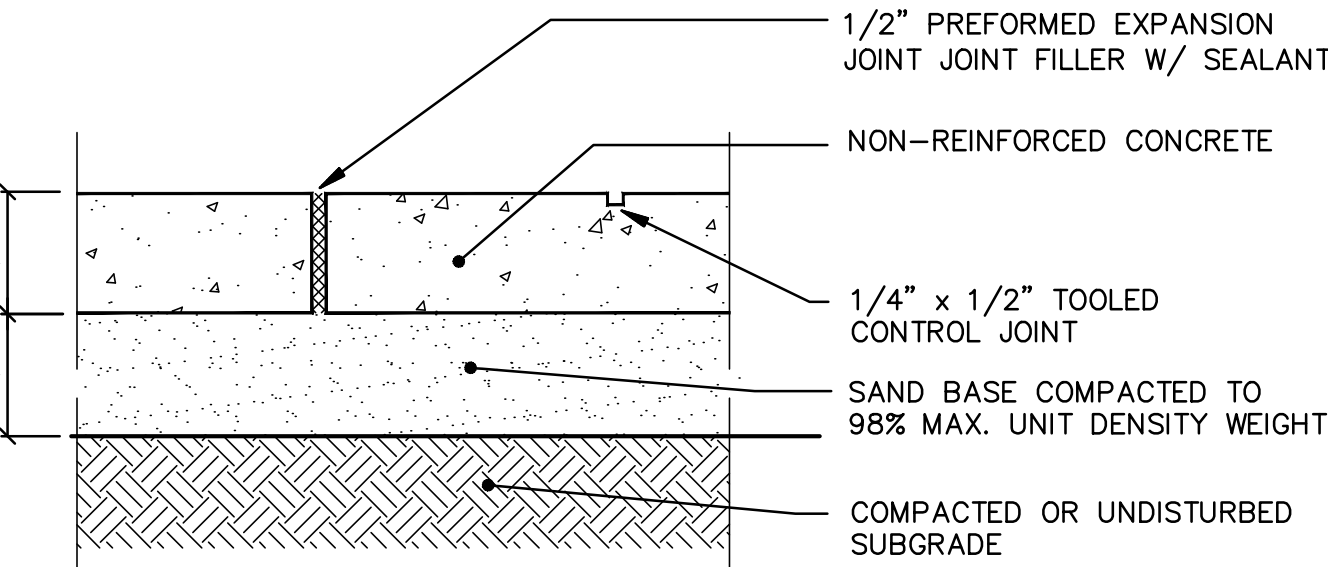
BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE



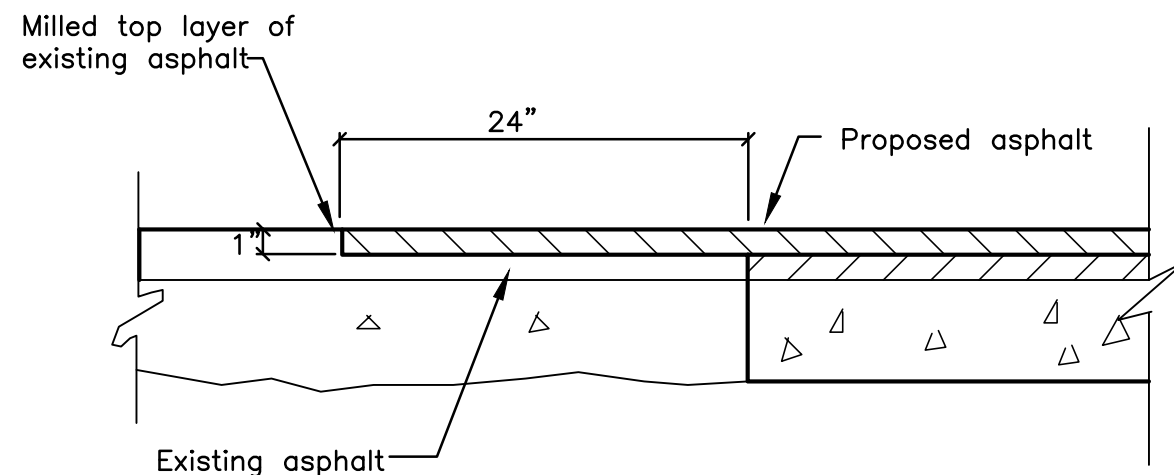
4" ROLLED CURB DETAIL

NOT TO SCALE



CONCRETE WALK DETAIL

NOT TO SCALE



MILLED EDGE PAVEMENT DETAIL

NOT TO SCALE

203 N. SUMMIT

SITE PLAN
SITE DETAILS

03

18085

JOB No.

REVISIONS:

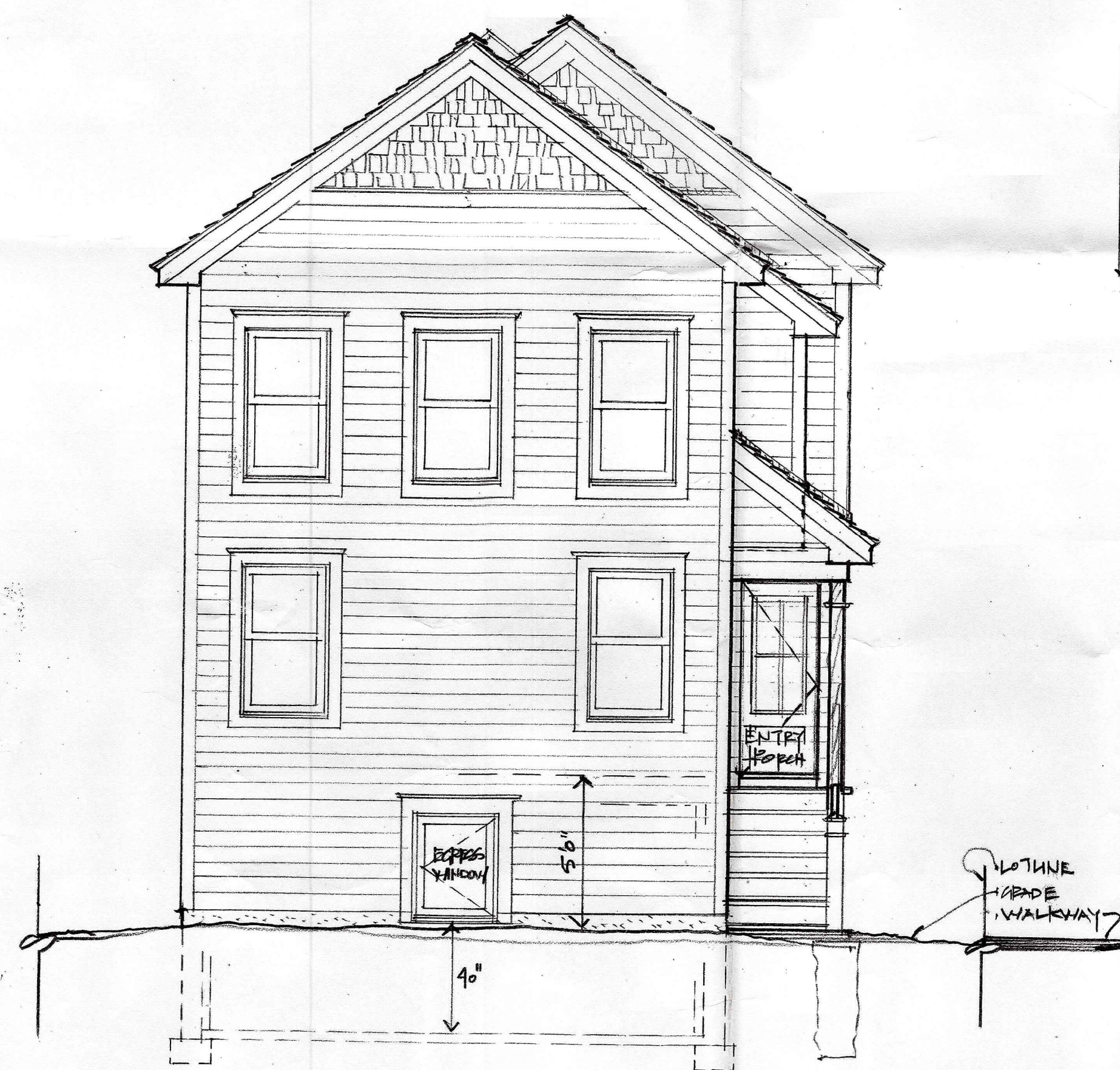
DATE	BY	OF
04/23/18		

REV.	DATE	BY	OF
1			

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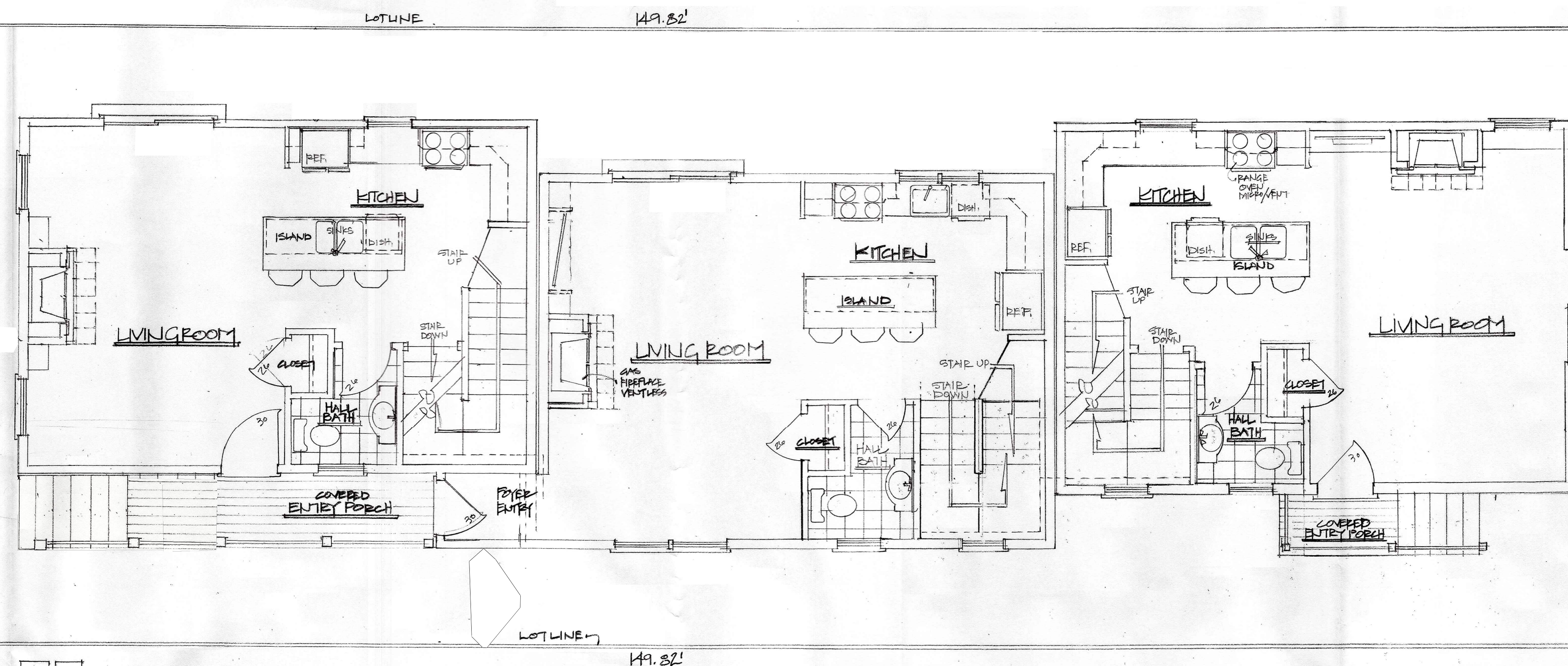
4218 RIDGEWOOD DR
YPSILANTI, MI 48197
JAWAL KASHAM
(734) 545-4632



☐ ☐ FRONT ELEVATION
 SCALE 1/4" = 1'-0"



☐ ☐ NORTH SIDE ELEVATION (ASPHALT ENTRY SIDE)
 SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

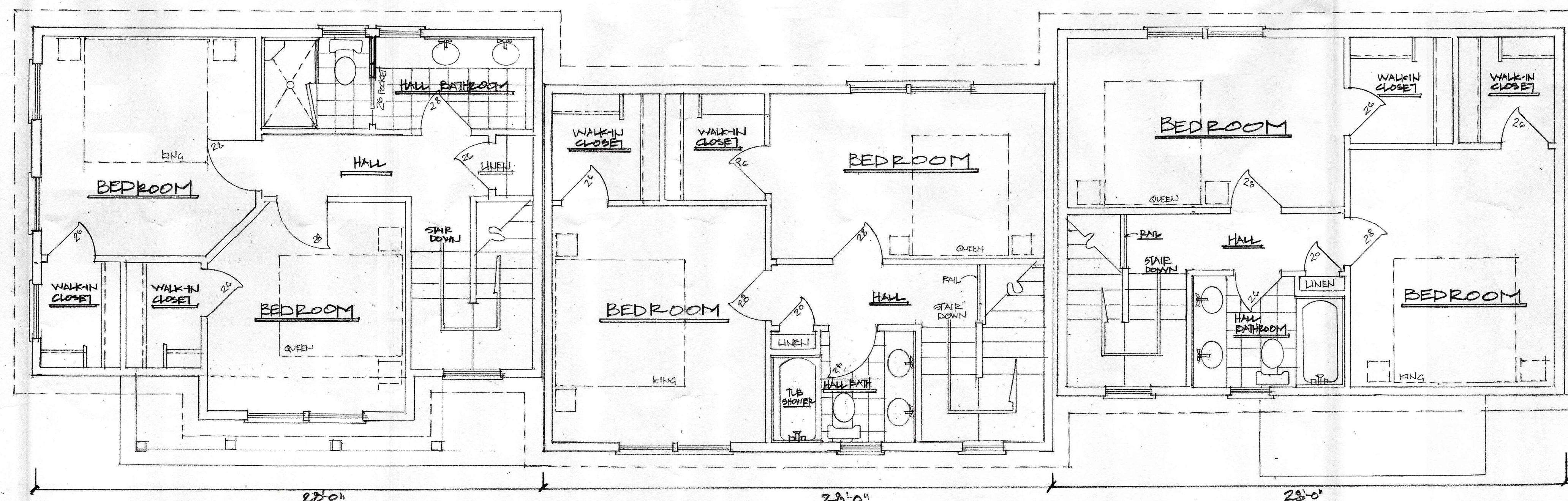
SCALE 1/4" = 1' 0"



PRELIMINARY 3 COTTAGE UNITS
FOR 203 N. SUMMIT STREET
YPSILANTI, MICHIGAN

JNS COMMERCIAL DEVELOPMENT
465 E. EISENHOWER PARKWAY SUITE 70
ANN ARBOR, MI;

OCTOBER 10, 2017 = ZONED -
APPROX. 1,120 SQFT. PER COTTAGE UNIT ON 2 FLOORS
33600 SQFT PROJECT SIZE



SECOND FLOOR PLAN

SCALE $\frac{1}{4}" = 1' 0"$

150



Date: July 6, 2018

To: City of Ypsilanti
Community and Economic Development
One South Huron Street
Ypsilanti, MI 48197
(734) 483-9646

Attn: Cynthia Kochanek

Re: Special Use and Site Plan for 203 N. Summit
Midwestern File No.: 18085

Dear Ms. Kochanek:

Midwestern Consulting has previously submitted site plans for review for the 203 N. Summit Special Use and Site Plan, and has received Planning comments and Engineering comments. We have revised the plans to incorporate the requested changes, and offer the following as a response to the comments and description of changes.

LETTER DATED JUNE 27 FROM CYNTHIA KOCHANЕК, PRESERVATION PLANNER:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements as well as provide a front entrance to the structure, or to apply for a variance to permit the door locations to remain on the side of the house.
It is proposed that the previously proposed porch and overhead roof will be extended to the front face of the house. Architectural plans are in the process of being revised.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a) (2).
The previously shown sliding doors are proposed to be replaced with picture windows.
3. Applicant to provide an easement for the shared access drives to the north and south of the site.
The draft shared use agreement has been included. The draft easement legal description and sketch will be provided for detailed engineering.
4. Applicant to reconfigure the parking lot to accommodate parking spaces in the required dimensions of 9' x 18' and an adequate ingress and egress drive at 20'.
The parking lot has been revised to provide the required parking dimensions and ingress/egress drive width.
5. Applicant to pave the accessible parking space, provide an access aisle and correct the length of this space.
The proposed parking area has been shown as a paved surface.
6. Applicant to satisfy the engineering requirements for the gravel parking area.
The proposed parking area has been shown as a paved surface.

7. Applicant to provide one tree internal to the site.

An internal tree has been provided.

8. Applicant to provide staff with an exterior lighting location plan and cut sheets for staff review.

The lighting fixtures will be provided by the Architect once a final selection has been made. It is anticipated that exterior lighting will be placed under covered porches or will have full cutoff. All outdoor lighting will not shine on adjacent properties or occupied dwellings.

9. Applicant to provide a shared use agreement for access to the existing dumpster, or submit a statement that the residents will be able to take advantage of curbside municipal pickup. If the latter, applicant to provide either a suitable, screened outdoor location for garbage can storage or mandate that garbage cans are to be stored indoors and in a sanitary condition, if latter option complies with the adopted Property Maintenance Code.

A draft shared use agreement has been provided for your review. It is anticipated that the existing dumpster will be shared.

10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west side and south side of the site.

We are respectfully requesting a variance from this requirement. Due to space requirements and the proposed shared use of property along the south property line it is not practical to install a fence at this location. There is already a fence located several feet off the west property line and the installation of a second visual barrier would create a small area which would not be visible and could potentially create an unsafe area free of any observation from adjoining properties.

11. Applicant to provide more details on landscaping species and provide a maintenance plan for staff review.

Additional details have been provided.

12. Applicant to address all engineering concerns as listed in the OHM letter dated June 1, 2018.

Noted. See responses below.

ENGINEERING LETTER DATED JUNE 1, 2018 FROM JESSICA KATERS, OHM :

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.

Dimensions for the parking spaces have been revised.

2. The applicant shall add benchmarks to the topographic plan.

A benchmark has been provided on the plans.

3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).

Underground utilities have been shown to the extent known.

4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.

The parking surface has been revised to show asphalt pavement.

5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).

Spot grading has been shown to reflect compliance with ADA access.

6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.

A draft shared use agreement has been included for review.

7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.

The space limitation for the building do not lend to providing an ADA unit and therefore an ADA entry is not proposed.

8. The applicant shall include any removals of existing landscaping or trees on the plans.

There are no trees or landscaping of significance present to be removed.

9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

The addresses have been shown on the plans.

Should you have any further concerns or have further questions, please feel free to contact Heath Hartt by phone at (248) 697-7690, or email at HTH@MidwesternConsulting.com . We look forward to your feedback.

Sincerely,
MIDWESTERN CONSULTING



Heath Hartt, P.E.
Project Manager

This Shared Maintenance and Easement agreement (the Agreement) is made **July 5, 2018**, between **Properties of Ann Arbor, LLC of 455 E. Eisenhower Pkwy., Ste.70, Ann Arbor, MI 48108** (Party A), and **Properties of Ann Arbor, LLC of 455 E. Eisenhower Pkwy., Ste.70, Ann Arbor, MI 48108** (Party B), (together known as the Parties) for the purpose of governing the maintenance, improvement, and repair of the driveway and 18 feet wide parking space shared by their two adjoining parcels.

1. Property affected.

- a. Party A is the owner of Parcel A, which is commonly known as 207 Summit, Ypsilanti, MI 48197 and described as *OLD SID - 11 11-175-059-00 YP CITY 21W-83 S 58.68 FT OF LOT 59 CROSS & BAGLEY'S ADDITION, and
- b. Party B is the owner of Parcel B, which is commonly known as 203 Summit, Ypsilanti, MI 48197 and described as *OLD SID - 11 11-175-060-10 YP CITY 21W-84 N 1/2 OF LOT 60 CROSS & BAGLEY'S ADDITION.

2. Driveway and Parking Space description. Parcel A and Parcel B share a common driveway, this shared driveway and parking space is created by easement. The shared driveway and parking space is provided as Exhibit A and described as **[legal description of the shared driveway/parking space]**.

3. Purpose of this Agreement. Party A and Party B have entered into this Agreement to provide access, refuse and parking between the Parties and to govern the maintenance, improvement, and repair of the shared driveway. This Agreement will cover the costs, responsibilities and scheduling requirements of the maintenance, improvement, or repair of the driveway and 18 feet wide lot.

4. Sharing of costs for maintenance, improvement, repair, and removal of snow and ice. Party A and Party B agree to each be responsible for 50 percent of the cost of maintenance of the shared driveway and 18 feet wide lot, including without limitation, maintenance, improvement, or repair of the driveway surface and snow and ice removal.

5. Creation of the right to a lien for nonpayment. Party A and Party B agree that the other party shall have the right to place a lien against the property of the other for the other party's nonpayment of 50 percent of the costs of maintenance, improvement, or repair of the shared driveway and 18 feet wide lot.

6. Responsibility for snow and ice removal. Party A shall be responsible for removing snow and ice from the shared driveway, either personally or through the engagement of an outside contractor. Party B shall be responsible for removing snow and ice from the shared 18 feet wide lot behind Parcel B, either personally or through the engagement of an outside contractor.

7. Maintenance, improvement, or repair. When any maintenance, improvement or repair work is to be performed, Party A and Party B shall mutually agree to a detailed maintenance, improvement and/or repair schedule as necessary.

8. Transferees, successors, and assigns. Party A and Party B intend this Agreement to bind and benefit the owners and occupiers of both parcels and their transferees, successors, and assigns.

/s/ _____
Mahmune Kasham

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County, Michigan _____ by Dalia Kasham.

/s/ _____

Notary Name:

Notary public, State of Michigan, County of _____.

My commission expires _____.

If acting in county other than county of commission: Acting in the County of _____.

/s/ _____
Jamal Kasham

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County, Michigan _____ by Jamal Kasham.

/s/ _____

Notary Name:

Notary public, State of Michigan, County of _____.

My commission expires _____.

If acting in county other than county of commission: Acting in the County of _____.



July 13, 2018

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

Attention: Ms. Bonnie Wessler

Regarding: 203 N. Summit St
Site Plan Review No. 2
OHM Job No. 0094-18-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for the demolition of an existing residential site and the proposed construction of a multi-family residential building containing three (3) units.

We have completed the second site plan review of the plans dated April 23, 2018 and received by OHM Advisors on July 10, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are recommended for site plan approval for the Planning Commission's consideration contingent on the minor comments provided being addressed prior to submitting for detailed engineering review. 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 noted in their response letter dated July 6, 2018 that the parking surface was revised to be asphalt. The applicant shall update the proposed conditions and the legend on Sheet 2 to clarify where the proposed HMA is located.
2. The applicant noted in their response letter dated July 6, 2018 that a draft of a shared use agreement in regards to the existing dumpster was provided for review but it appears it was not provided with this submittal. The applicant shall provide a draft of the shared use agreement with their next site plan submittal.
3. It is recommended the applicant relocate the proposed tree near the southeast corner of the building off of the existing water service to prevent root damage to the service in the future.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.



3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.
4. Although the applicant provided a benchmark on the plans, a minimum of two (2) benchmarks shall be provided, per Ypsilanti City Standards, in the event that one of them is not accessible during construction. The applicant shall review and revise accordingly.
5. We defer to YCUA on the acceptability of the existing $\frac{3}{4}$ " water service.

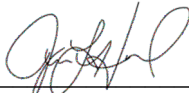
The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard

JLK, JLH, sls

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

P:\0000_0100\SITE_YpsilantiCity\2018\0094181040_203 N Summit\Muni\SP #2\203 N Summit SP#2_2018-07-13.docx

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- Private Frontage Design
Public Hearing: Text Amendment



July 2018

**Text Amendment
Required Private Frontages**

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Application Date:	June 2018
Action Requested:	Zoning Ordinance Text Amendment regarding Private Frontage design standards for Single Story Commercial and Large Single Story Commercial Building Types (122-477, 122-478, 122-485 (potential new))
Staff Recommendation:	Approval.

BACKGROUND

The Planning Commission has seen two applications for new construction &/or expansion for single-story commercial building types within the NC district (April) and the GC district (June). These are the first applications since the Commercial frontage has been made mandatory as part of the “bug fix.” The first building was located the NC district, in a very walkable location, and the required Commercial frontage type (122-484) made sense for that location; the applicant, however, proposed something not in keeping with either the standards or the spirit of the section, and has seen fit to pursue a variance. The second application was for a much less walkable location in the GC district at the south border of the City, and proposed a frontage in keeping with the spirit of the requirement; however, this applicant has also chosen to pursue a variance.

The majority of applications this body has seen have been for renovations/expansions of existing buildings, and the Commercial frontage has been “encouraged,” not required; this appears to have resulted in satisfactory developments. Both single-story developments feeling that the full requirement necessitates a variance, however, is a signal that it may not be a good fit. However, it is not desirable to have private frontage standards be purely optional, as they were in the past. Thus, staff is suggesting a middle ground: a more forgiving standard, and the possibility of Planning Commission waivers if certain findings are met.

EXISTING TEXT**SC****SINGLE STORY COMMERCIAL BUILDING**

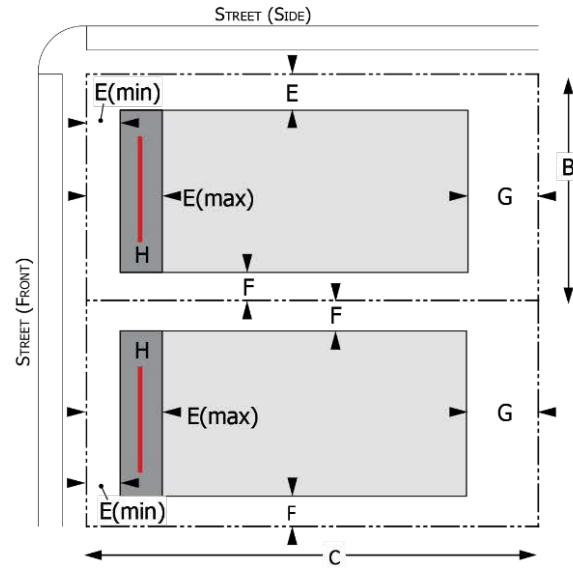
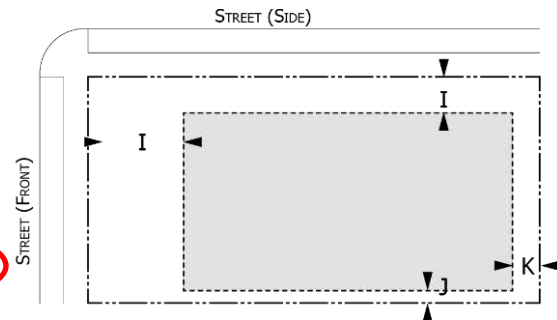
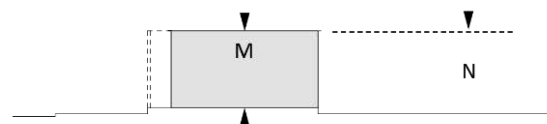
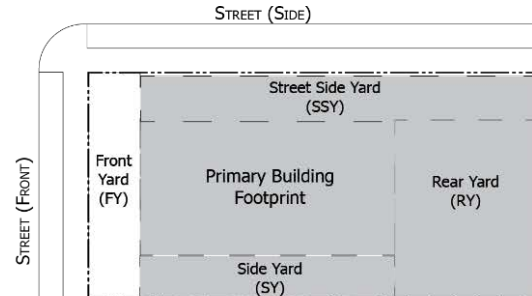
These are generally designed for a single commercial use, located in lots that accommodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	7,500	90,000
B	Lot width (ft)	50	300
C	Lot depth (ft)	100	300
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	5 ⁽¹⁾	15 ⁽¹⁾
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	15 ⁽²⁾	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the side, street side, and rear yards.	
PRIVATE FRONTAGES		Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
 (2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.



EXAMPLE

LOT REQUIREMENTS AND BUILDING ENVELOPE**ACCESSORY BUILDING ENVELOPE****BUILDING HEIGHT****PARKING LOCATION**

LS**LARGE SINGLE STORY COMMERCIAL BUILDING**

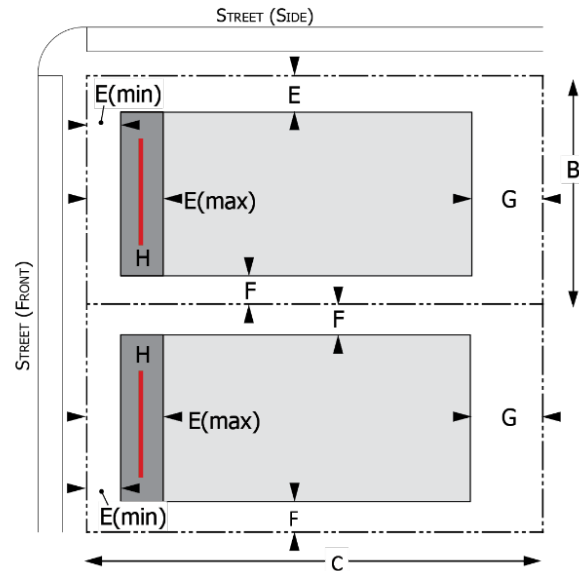
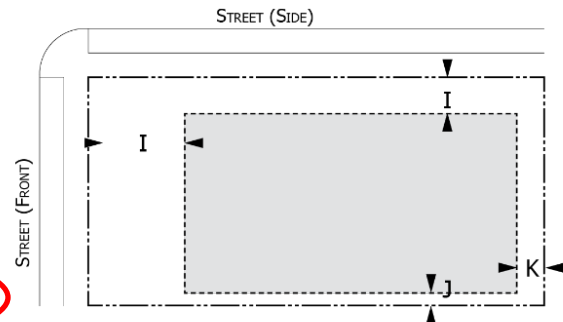
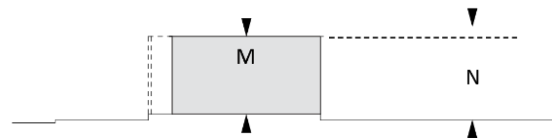
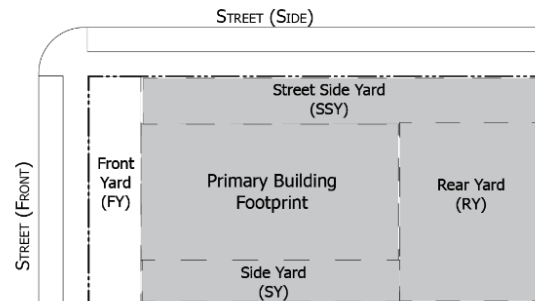
These are generally designed for more than one commercial use, each generally with its own entrance, located in lots that accommodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	90,000	--
B	Lot width (ft)	300	block
C	Lot depth (ft)	300	block
D	Lot coverage (%)	45	80
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	5 ⁽¹⁾	15 ⁽¹⁾
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	10 ⁽²⁾	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the side, street side, and rear yards.	
PRIVATE FRONTAGES		Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
 (2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.



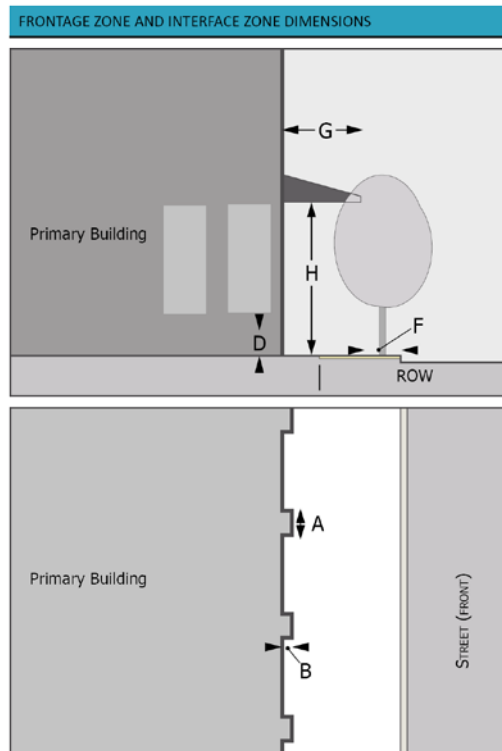
EXAMPLE

LOT REQUIREMENTS AND BUILDING ENVELOPE**ACCESSORY BUILDING ENVELOPE****BUILDING HEIGHT****PARKING LOCATION**

C**COMMERCIAL**

The façade is set back from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The façade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.

FAÇADE DIMENSIONS		MIN	MAX
A	Distance between openings (ft)	--	2
B	Door recess (ft)	--	5
C	Ground floor transparency (%)	60	--
D	Height to bottom of window (ft)	--	2.5
YARD REQUIREMENTS			
E	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		
OPTIONAL AWNING OR GALLERY			
F	Setback from curb (ft)	2	--
G	Clear depth - awning (ft)	4	10
	Clear depth - gallery (ft)	8	10
H	Clear height (ft)	8	--



This standard is meant to mimic the feel of the downtown businesses, which are generally of the “commercial mixed use” building type and aesthetic. The GC district, although intended to be welcoming and accommodating of pedestrian and bicycle traffic, is largely dominated by vehicle traffic. These sites also generally provide their own parking and waste management, whereas the Center district tends to have shared parking and waste management. This results in a different style of building that is not as fully oriented to the public right-of-way. Some buildings, being constructed relatively close to the right-of-way on streets with more than 15,000 vehicles per day on streets with speed limits 35mph or greater and no parking lane buffering them, such as parts of Washtenaw, Hamilton, Huron, Michigan, and Huron River Drive, also have safety concerns.

SUGGESTED CHANGES

Staff suggests creating an additional commercial frontage designation to be required for large single story commercial buildings and single-story commercial buildings in the GC and NC districts. This commercial frontage could be called “Thoroughfare Commercial,” potentially numbered 122-485. Staff suggests that the maximum distance between openings be raised to 5’ (a 3’ difference); minimum ground floor transparency be reduced to 50% (reduction of 10%); and that max height to bottom of window be increased to 3’ (from 2.5’).

Staff further recommends that for SC and LS buildings in the GC and NC districts, when findings are made as above (for frontages less than 15' from the edge of the roadway; with no on-street parking permitted on the block; on frontages with more than 15,000 vehicles per day by latest count, on frontages with speed limits set at 35mph or more; all must be met), Planning Commission may choose to waive those requirements as they see fit to promote the health, safety, and welfare of the community- both its residents and its visitors.

OTHER COMMUNITIES

Staff has been unable to locate codes for comparable situations in Michigan. FBCs are generally applied to areas that were built prior to auto-oriented design that are experiencing development pressure, such as historic downtowns. They are also often applied to greenfield areas to encourage compact, walkable *new* development. It is rare to see them in areas that are largely built-out with auto-oriented design, as is generally the case in many areas of our NC and GC districts. This amendment would grant the Planning Commission the same discretionary power in some private frontages that they have in other areas, such as parking and landscaping.

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:

- Easily walk, bike, drive or take transit from anywhere to anywhere: this supports the “walk-friendly” feel of the GC and NC districts, while allowing Planning Commission discretion in making waivers under certain conditions to support business growth along highly-trafficked corridors.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians.
- Great place to do business, especially green and creative: This action retains and fosters the growth of businesses.

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

The description of GC 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. General Corridor (GC). General corridors are located along roads with heavy traffic and have commercial establishments, restaurants, offices, and other businesses that are geared toward automobile traffic. Multiple-family residential building types and uses are appropriate in this district.”

The amendment does not conflict with this, and allows flexibility in building design along said corridors.

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.”

This amendment does not conflict with this, and the majority of NC areas would be ineligible to take advantage of the PC waiver. Those areas of NC which may be able to take advantage of the waiver are along Washtenaw, generally from Cornell to Courtland, and East Michigan (north side) between the Huron River and Park.

(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;"

The proposed amendment seeks a middle ground between the previous ordinance- which had no standards for transparency on the first story of these commercial building types- and the current ordinance, which applies very strict standards on these building types. This amendment will help to ensure an appropriate relationship between each development and the right-of-way that suits their particular location.

(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 does 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 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 help to promote the health and safety of both those who are travelling along the right of way without a personal motor vehicle, as well as those who work and shop inside those buildings.

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

The most recent change to the zoning ordinance applied the Commercial frontage standard to all building types, as there was not a separate standard that could apply to these; this was an omission. This creates a separate standard and allows for more flexibility in certain specific locations, something that appears to be needed, per the most recent applications for which this standard would apply.

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

Staff sees a need, as the only two development proposals of this building type have faced challenges designing frontages within the ordinance.

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

The proposed amendment will lessen the degree of nonconformities within the City, and make future conforming development of better design.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the text amendment regarding private frontage design and the creation of a new private frontage design 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 districts.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the functionality and character of the future development in the City.
5. The proposed amendment will help preserve the historic nature of the City.
6. The proposed amendment not negatively affect the City's natural features nor its environmental sustainability.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment corrects an oversight in the original text.
9. The proposed amendment will address a community need in development practices.
10. The proposed amendment will not result in the creation of significant nonconformities.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Community Discussion: Traffic in the Bell-Kramer Neighborhood



S Adams St

S Washington St

Harriet St

S Huron St

Casler St

Spring St

Bell St

Kramer St

Briggs St

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Firearms Sales Regulations: Local Options Discussion



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: July 2018
Subject: Firearms: Potential Regulations in the City

At the latest Planning Commission meeting, staff were directed to assemble potential draft language restricting firearms sales in a manner similar to adult regulated uses; to restrict firearms sales as a home occupation; to map potentially permissible locations for such businesses; and similar legislation as fit. Note that any proposed legislation must also be reviewed by City Counsel, as there are many State and Federal laws that affect the field, as well as case law that may impact draft legislation.

Non-Zoning Regulations

We had noted that the City of Ann Arbor restricts pistols from being accepted in pawn (9-276).

Chapter 82 of the City of Ypsilanti Code of Ordinances (outside of the zoning code) deals with regulations around Secondhand Goods. A similar restriction could be noted in this portion of the code. This legislation would be drafted by legal counsel upon request by City Council.

Zoning Regulations: Home Occupations

We had noted the Kalamazoo places the following restriction on home occupations:

“All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”

The equivalent place in the City’s Zoning Code of Ordinances is 122-527(a), “Prohibited Home Occupations.” This currently reads (formatted for clarity):

“The following are not permitted as home occupations:

- animal grooming establishments,
- barber shops or beauty parlors with more than one stylist or chair,
- medical clinics or hospitals with more than one practitioner and one non-practicing staff,
- commercial stables,
- day care centers,
- kennels,
- real estate offices,
- restaurants,
- vehicle repair or painting,
- retail or wholesale sales of any items stocked on the premises,
- landscape installation and maintenance businesses,
- construction contractors,
- snow removal,
- funeral homes,
- nursing homes,
- antique shops,
- bed and breakfast establishments,
- private clubs,
- trailer rentals,
- adult regulated uses,
- millinery and other apparel shops,
- veterinarian’s office, clinic or hospital, or
- any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like.
- This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.”

Staff recommends that the item “any use involving the distribution of firearms or the storage of firearms intended for sale or distribution” or similar, as determined by legal counsel, be added to this list.

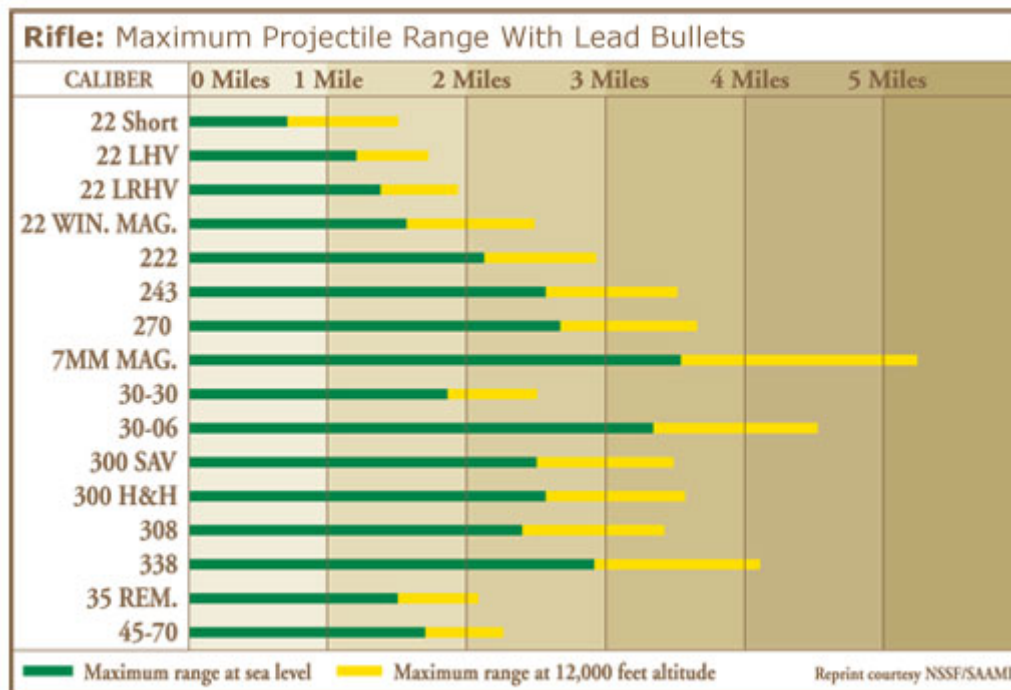
Zoning: Firearms Ranges

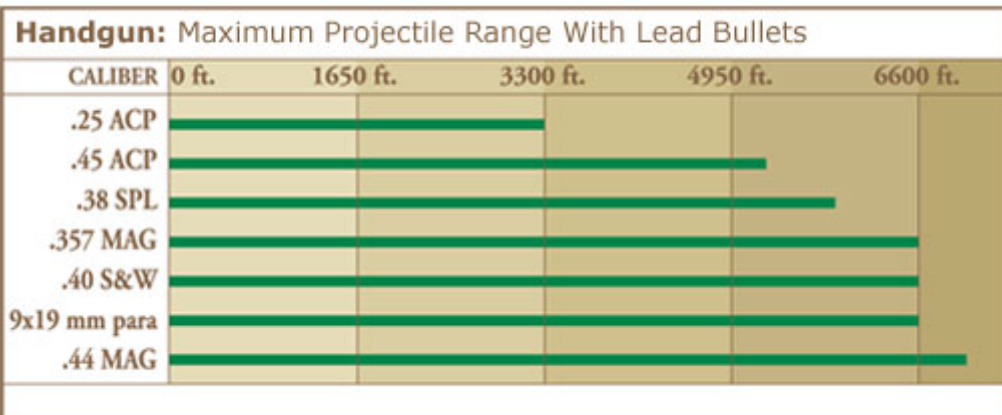
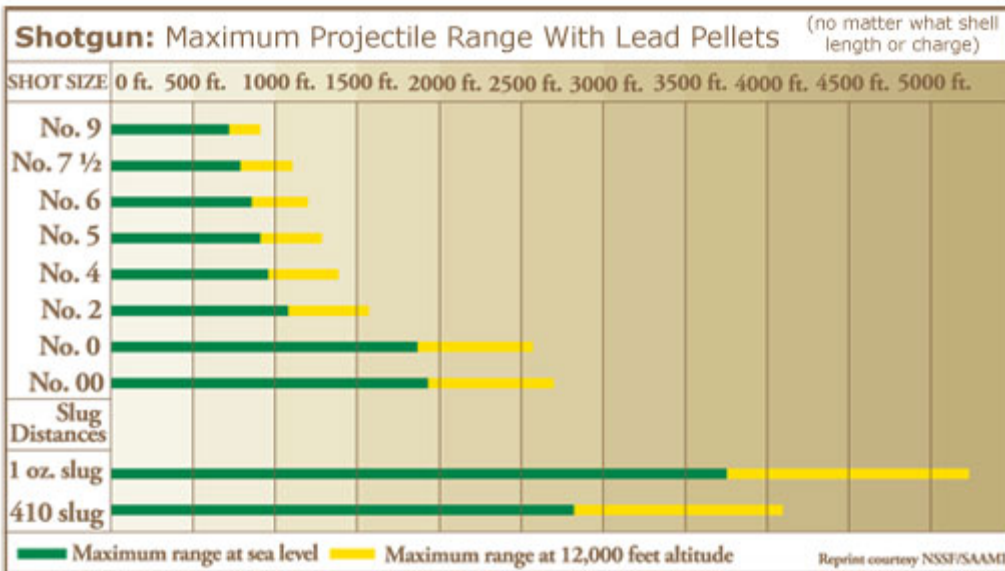
There are several ordinances which work to appropriately locate firearms ranges (shooting ranges, rifle ranges, etc) within their communities. It appears that communities with a rural character permit for outdoor ranges; more urban or built communities do not. This is likely due to the lack of suitably large properties to accommodate outdoor shooting safely. As the City is likewise space-constrained, permitting for indoor ranges only is likely the course of action that best addresses the health, safety, and welfare of the community. It is also possible to have separate ranges and stores; I would recommend separating these uses in the definitions and in the table of permissible uses. Finally, it appears that indoor firearms ranges are often relegated to the industrial areas of the community; this is likely due to the built form of a modern standalone range resembling most closely that of a simply built large block building.

As the range of a stray bullet can be quite far, we do recommend setting a distance away from parks, schools, daycare centers, Eastern Michigan University, and the walkable Center districts, where larger numbers of people tend to congregate outdoors. Below you will find the maximum projectile range for a number of weapon and ammunition types. However, as the chances of an unobstructed path between a range and these locations is low, it is reasonable to set a shorter distance, such as 500', which would allow any stray projectile an opportunity to come to a halt before reaching the aforementioned areas.

We do also recommend that firearms ranges be located at some distance from establishments that sell alcohol, such as party stores (stores less than 15,000 square feet with sales of alcohol) and bars.

The below images are taken from Michigan's online Hunter Education course, available at https://www.hunter-ed.com/michigan/studyGuide/Maximum-Projectile-Range-Rifle/201023_700042734/





Staff recommends Indoor Firearms Ranges be permissible as a Special Use within the PMD district, when not within 500' of public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, as well as 500' away from a store less than 15,000 square feet with sales of alcohol or a bar/lounge.

Zoning: Archery Ranges

Archery ranges can be treated in a way similar to firearms ranges, as modern bows are capable of shooting an arrow a very long distance with good power; however, the range is significantly less than firearms, and a stray shot from a bow will often have less power than a fair shot, unlike firearms. Staff can include archery ranges within firearms ranges, or can add them to the list of example uses under the definition of "indoor recreation." Due to space constraints of the built environment, staff does not recommend permitting outdoor archery ranges.

Zoning: Firearms Sales

Staff was able to locate only one municipality that restricted locations of firearms sales; Inkster. This appears to have been in response to an undesirable number of such businesses locating in prominent locations amongst the community, and has been incorporated into their "adult regulated uses" ordinance.

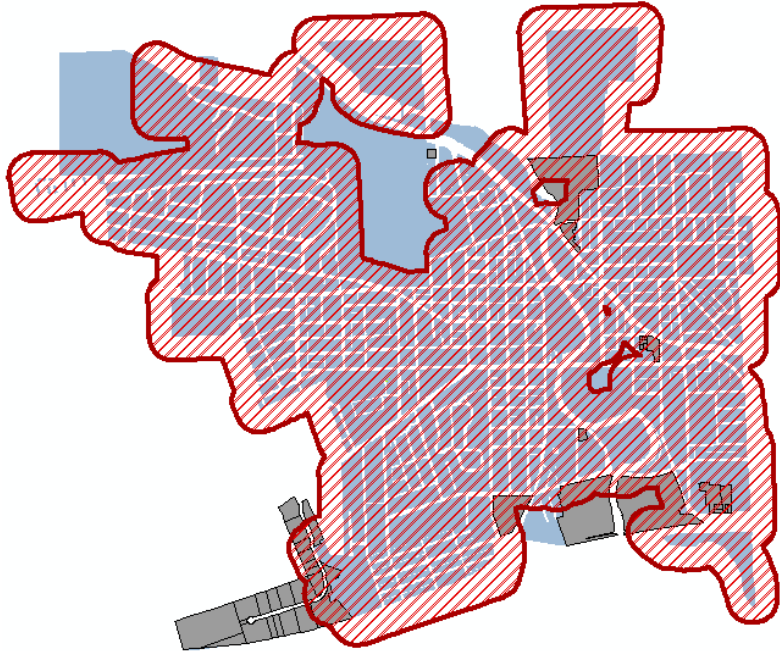
The City of Ypsilanti's Adult Regulated Uses are relegated to the PMD district, and further carry the following restrictions per 122-512:

Sec. 122-512. Adult regulated uses.

- (a) In the development and execution of this section, it is recognized that there are certain uses, which by their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated in a small area, thereby having a deleterious effect on surrounding neighborhoods. Regulation of the location of these uses is necessary to ensure that the adverse effects of such businesses will not cause or contribute to the blighting or downgrading of the City's residential neighborhoods or commercial centers. It is the intent of this section to provide reasonable regulations for the establishment of adult regulated uses in a viable, accessible location where the adverse impact of their operations may be minimized. Uses subject to these regulations and the requirements of Article V of Chapter 10 are as follows:
 - (1) Adult: Adult book or supply store, adult hotels or motels, adult motion picture theater/adult live stage performing theater, and adult mini-motion picture theater.
 - (2) Cabarets.
 - (3) Massage parlors and massage establishments.
 - (4) Pawnshops.
- (b) No adult regulated use may be permitted within 1,000 feet of any other adult regulated use. Measurement of the 1,000-foot radius must be made from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed. The Planning Commission may waive this requirement for pawnshops if the following findings are made that:
 - (1) The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this article is observed.
 - (2) The proposed regulated use will not enlarge or encourage the development of a "skid-row" or blighted area.
 - (3) The establishment of an additional adult regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban revitalization.
 - (4) All applicable regulations of this chapter will be observed.The Planning Commission may not waive this locational requirement for adult uses, cabarets, massage parlors, or massage establishments.
- (c) No adult regulated use may be permitted within 500 feet of any R1, HHS, P, MD, CN, CN-Mid and CN-SF district; nor may any adult regulated use be permitted within 500 feet of any school, park, library, playground, movie theater, licensed child care facility, or any other area or use where minor children are likely to congregate; nor may any adult regulated use be permitted within 500 feet of any religious institution. Measurement must be from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed to be located. This prohibition may be waived if the Planning Commission is presented with a validated petition requesting such waiver, signed by two-thirds of all persons owning, residing in, or doing business in the area within 500 feet of the proposed adult regulated use. The circulator of the petition must sign an affidavit attesting that the circulator personally witnessed the signatures and the signatures were affixed to the petition by the person whose name appears thereon. The signatures must be validated by the community economic development department. The Planning Commission cannot consider the waiver of the locational requirements until the required petition has been duly filed and verified. Pawnshops are not be subject to these locational requirements.
- (d) The building and premises must be designed and constructed so that material depicting, describing, or relating to specified sexual activities or specified anatomical areas, cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision must apply to any display, decoration, sign, show window, or other opening.
- (e) No person may reside in or permit any person to reside in the premises of an adult regulated use.
- (f) Such uses must comply with all applicable federal, state, and local licensing regulations. Initial and annual proof of such compliance must be a condition of special use approval and the continuance thereof.

- (g) Upon finding that any condition, safeguard, or requirement has been breached, the Building Department can revoke any occupancy permit. All operations must cease 14 days following such notification of revocation by the Building Department, unless such violations are corrected. Also, if violations are not corrected within 14 days, reinstatement of a revoked permit must require a new special use application and approval thereof.

This ordinance dates to the mid-1990s, and has not been updated in a significant sense since then. Staff has mapped the permissible areas to operate an adult regulated business under the ordinance—which appears to limit them to about 12 properties. (see map: dark grey is the permissible district; if the red lines intersect it, it is disqualified from use). Due to this, staff does not recommend incorporating Firearms Sales Establishments into the adult regulated use ordinance we have in place.



Staff recommends allowing Firearms Sales Establishments as a Special Use in GC and S/Res (special use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions:

- 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District;
- 500' away from pawn stores or secondhand goods dealers;
- 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.

Staff has not mapped these distances, and simply presents these for discussion.

Inkster has also produced a definition of “firearms sales establishment,” this excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela’s, some ranges, etc).

Inkster’s firearms definition: “FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”

Staff believes that this definition would be sufficient for use in Ypsilanti, upon review and acceptance by legal counsel.

Summary

Staff recommends that Planning Commission discuss potential amendments to the zoning code that would potentially:

- define “firearms sales establishments” as “FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”
- Permit firearms sales establishments to potentially locate as a Special Use in GC and S/Res (special use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions:
 - o 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
 - o 500' away from pawn stores or secondhand goods dealers; and
 - o 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Permit firearms ranges to potentially locate as a Special Use within the PMD district, with the following locational restrictions:
 - o 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, and
 - o 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Disallow as a home occupation any use involving the distribution of firearms or the storage of firearms intended for sale or distribution.

Further, staff recommends that Chapter 82 be reviewed and potentially altered to limit the acceptance of firearms by secondhand goods establishments within the City.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 5 July 2018
Subject: Firearms: other locations in Michigan

At the latest Planning Commission meeting, we touched on what, precisely, other communities regulate regarding firearm sales locations as well as firearms range locations. Below is the list, organized alphabetically. Terms used in searching were *range, shooting, firearm/firearms, archery, rifle, gun, pistol*.

Non-Zoning Regulations

City of Ann Arbor

9:276. - Pistols accepted in pawn, by second-hand dealer or junk dealer.

No pawnbroker shall accept a pistol in pawn, nor any second-hand or junk dealer, as defined in Act No. 350 of the Public Acts of 1917, shall accept a pistol and offer or display the same for resale.

Jackson

https://library.municode.com/mi/jackson/codes/code_of_ordinances?nodeId=PTIICOOR_CH11FL_DAPR_S11-12PEUSRIFLDI

Flood damage prevention chapter – not zoning. Note: the “floodway district” is essentially defined as the floodway in their FIRM.

Sec. 11-12. - Permitted uses by right in the floodway district.

- (1) *Recreation uses.* Parks, playgrounds, playfields, bridle paths, nature trails, natural wildlife preserves, outdoor tennis courts, archery *ranges*, boat launching ramps, target *ranges*, trap and skeet *ranges*, game farms, fish hatcheries and similar uses.

Zoning Regulations

Zoning: Archery Ranges

Inkster

RECREATION, INDOOR COMMERCIAL. Includes indoor commercial uses such as bowling centers, basketball courts, archery ranges, golf domes and ranges, tennis facilities and skating rinks. For the purposes of this chapter, firearms target practice ranges shall not be included.

§ 155.046 B-2 THOROUGHFARE MIXED-USE DISTRICT.

(D) Special land use. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ [155.111](#) through [155.142](#), Special Land Use Standards and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

(1) Open air business uses when developed in planned relationship with permitted uses within the B-2 District.

(2) Bowling alley, billiard hall, indoor archery range, or indoor skating rink, or similar forms of indoor commercial recreation when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district. Firearm ranges are expressly prohibited.

B3: indoor archery range permitted (when 100' from residential lot in residential district)

Wayne

[http://library.amlegal.com/nxt/gateway.dll/Michigan/wayne/waynemichigancodeofordinances?f=template&fn=default.htm\\$3.0\\$vid=amlegal:wayne_mi](http://library.amlegal.com/nxt/gateway.dll/Michigan/wayne/waynemichigancodeofordinances?f=template&fn=default.htm3.0vid=amlegal:wayne_mi)

“archery courts” permitted use in the B3 district (1258.02)

The provisions of this chapter are intended to provide suitable locations for those commercial activities that function relatively independently of intensive pedestrian traffic and proximity to other firms. These activities typically require direct auto traffic access and visibility from the road. The characteristics that contribute to the sound functioning of these activities are characteristically detrimental to the B-4 District.

“archery courts” are an “open air business use”

(118) Open Air Business Use. “Open air business use” includes any of the following businesses when said business is not conducted from a wholly enclosed building:

- A. Bicycle, trailer, motor vehicle, boat or home equipment sale or rental services.
- B. Outdoor display and sale of garages, swimming pools and similar uses.
- C. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
- D. Tennis courts, archery courts, shuffleboard courts, horseshoe courts, miniature golf courses, golf driving ranges, children's amusement parks or similar recreational uses.

Ypsilanti Township

[https://library.municode.com/mi/ypsilanti_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances](https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co.)/codes/code_of_ordinances)

Sec. 1835. - Batting cages, archery ranges and similar activities:

Commercial outdoor recreation facilities such as batting cages, archery ranges and similar activities all subject to the following:

- a. No such activity shall be permitted within 200 feet of any residential dwelling.
- b. The lot or area utilized for recreation activity shall be provided with a durable and dustless surface.
- c. Off-street-parking shall be provided in accord with [section 1801](#) et seq. of this ordinance.
- d. Lighting shall be shielded to be directed only on the activity on the site.
- e. Noise levels shall not exceed 70 decibels at the property line of the site.
- f. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
- g. The planning commission may require setbacks or fencing in order to protect the safety of those on adjacent parcels.

Special use in B-3, General Business District

Zoning: Gun Ranges

Ann Arbor Township

[https://library.municode.com/mi/ann_arbor_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances?nodeId=COOR_CH74ZO](https://library.municode.com/mi/ann_arbor_charter_township_(washtenaw_co.)/codes/code_of_ordinances?nodeId=COOR_CH74ZO)

Rifle and shooting ranges: permissible as a conditional use in the Recreation-Conservation district (a rural district).

East Lansing

Firearms ranges as a special land use in office industrial park district

Ferndale

https://library.municode.com/mi/ferndale/codes/code_of_ordinances?nodeId=PTIICOOR_CH24ZO

“gun ranges and clubs” - special use in M1 (light industrial) and M2 (general industrial). Not otherwise defined.

Grand rapids

indoor enclosed firearms ranges (9.175.4) allows for discharge of firearms

“To indoor enclosed firearm ranges so constructed as to prevent damage to property or injury or death to any person where such firearm ranges are otherwise lawful; provided, however, that the discharge of a bow and arrow is permitted upon unenclosed ranges where such ranges are constructed so as to prevent damage to property or injury or death to any person.”

Mount Pleasant

<http://www.mt-pleasant.org/docs/dept/planning/2018/MPCBC.06.11.18.Zoning.Ordinance.pdf>

Regulates indoor ranges (industrial use, special use in SD-I (light manufacturing) per 154.410 (b) (4)

o. Indoor Shooting or Archery Ranges must comply with the following:

- i. The building and method of operation shall comply with the Michigan Department of Natural Resources Generally Accepted Operation Practices for Sport Shooting Ranges and the Michigan Department of Environmental Quality Best Management Practices at Active Shooting Ranges.
- ii. The design and construction of the range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the gun range shall be performed by a registered engineer in the State of Michigan. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.
- iii. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the gun range.
- iv. The range shall have a clear and concise safety plan filed with the special use permit application.

- v. No range shall sell or dispense alcoholic beverages, nor shall they be in a building which contains a business that sells or dispenses alcoholic beverages. Alcoholic beverages are not allowed on the premises of the range at any time.
- vi. The range shall conform with all Federal, State and Local requirements related to the use, sale, rental, and transport of firearms.

Zeeland

Special Land Use in the Public Facilities district

Sec. 9.128. - Indoor police small arms firing ranges.

Indoor police small arms firing ranges are subject to the following conditions, standards and regulations: The principal and accessory buildings and structures shall not be located within 1,000 feet of any residential use or district.

Zoning: Home Occupations

Kalamazoo

<https://ecode360.com/33037247?highlight=firearms#33037247>

4.3.G Firearms. All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.

Zoning: Firearms Sales

Inkster

FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.

Firearms sales establishments – SLU – B3

§ 155.202 ESTABLISHMENT.

The following kinds of uses are prohibited if the establishment of such use will constitute the second such use within a 1,000-foot radius (i.e. not more than one such use within 1,000 feet of each):

- (A) Adult amusement device center.
- (B) Adult bookstore.
- (C) Adult business activity.
- (D) Adult live conduct business or activity.
- (E) Adult mini-motion picture theater.
- (F) Adult motion picture theater.
- (G) Adult personal service business.
- (H) Adult supply store.
- (I) Adult outdoor motion picture theater.
- (J) Arcades.
- (K) Bar or establishment for the sale of beer or intoxicating liquor for consumption on the premises.
- (L) Bar or establishment for the sale of juice or non-alcoholic beverages for consumption on the premises.
- (M) Cabaret.
- (N) Dance clubs.
- (O) Firearms sales establishments

No Ordinances

Pontiac
Adrian
Grosse Pointe Farms

State Reference

THE MICHIGAN PENAL CODE (EXCERPT) **Act 328 of 1931**

Section 750.222

(e) "Firearm" means any weapon which will, is designed to, or may readily be converted to expel a projectile by action of an explosive.

(f) "Pistol" means a loaded or unloaded firearm that is 26 inches or less in length, or a loaded or unloaded firearm that by its construction and appearance conceals itself as a firearm.

(i) "Rifle" means a firearm designed or redesigned, made or remade, and intended to be fired from the shoulder and designed or redesigned and made or remade to use the energy of the explosive in a fixed metallic cartridge to fire only a single projectile through a rifled bore for each single pull of the trigger.

(m) "Shotgun" means a firearm designed or redesigned, made or remade, and intended to be fired from the shoulder and designed or redesigned and made or remade to use the energy of the explosive in a fixed shotgun shell to fire through a smooth bore either a number of ball shot or a single projectile for each single function of the trigger.

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VII. Old Business

- 307 N River: Site plan review
Tabled from 5/16/2018 – for review

See new potential layouts for discussion at end of section



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

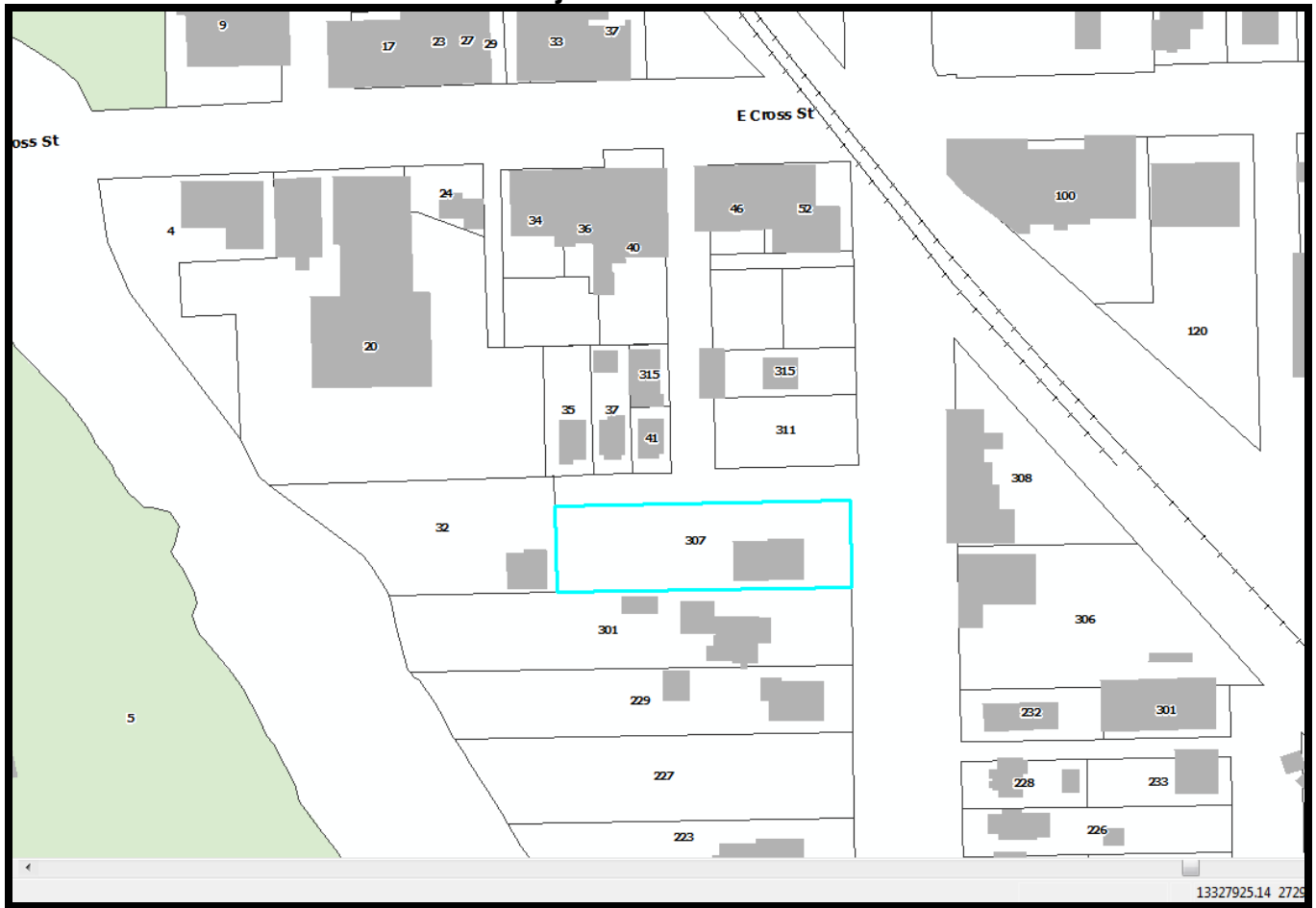
Staff Recommendation: Conditional Approval.

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.

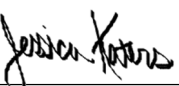
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

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

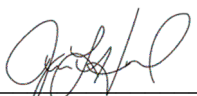
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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



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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

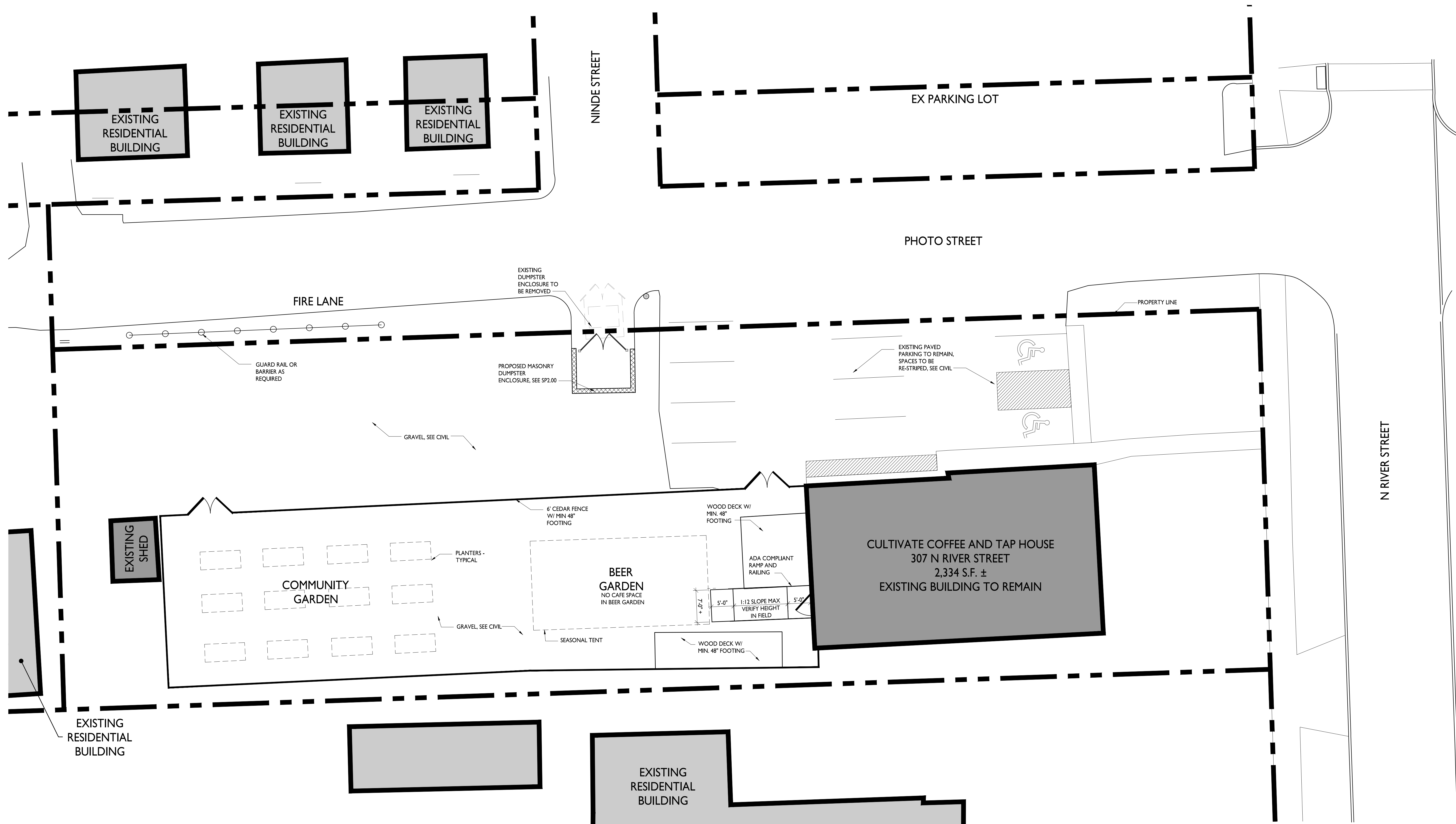
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
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26 JAN 2018	OWN REV
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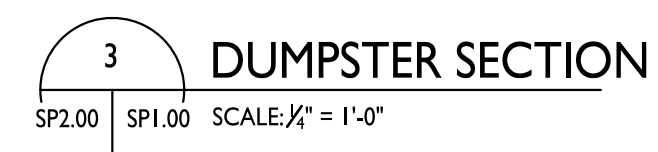
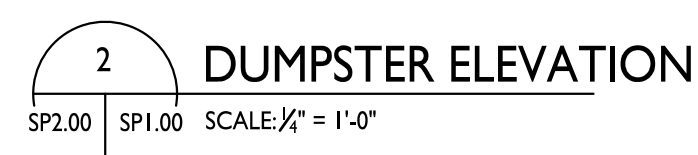
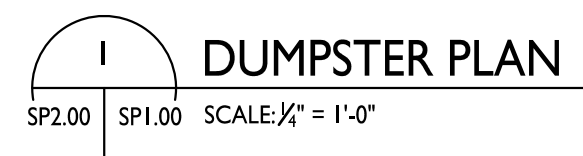
SHEET + TITLE
SITE PLAN

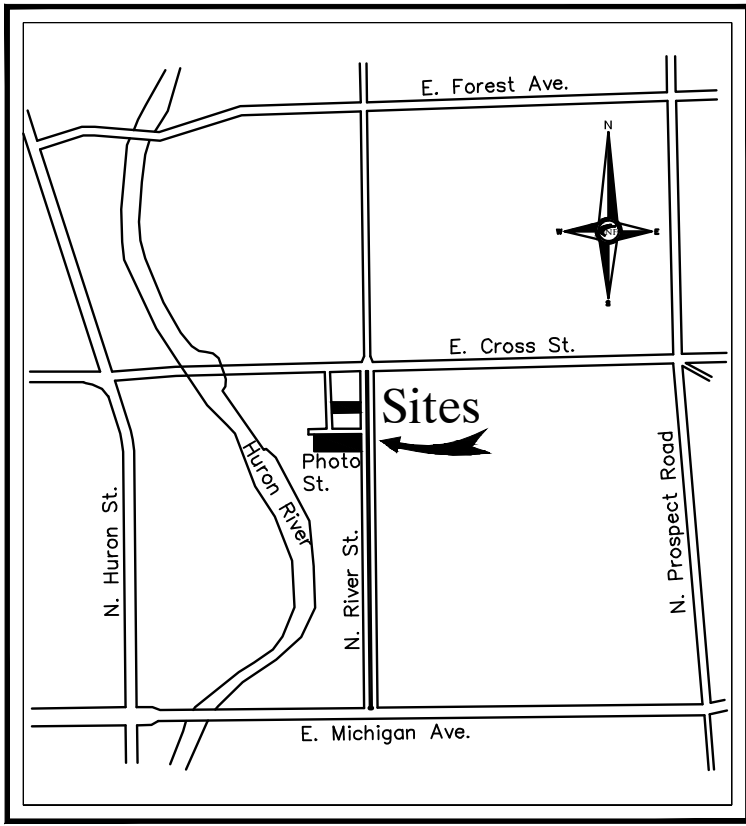
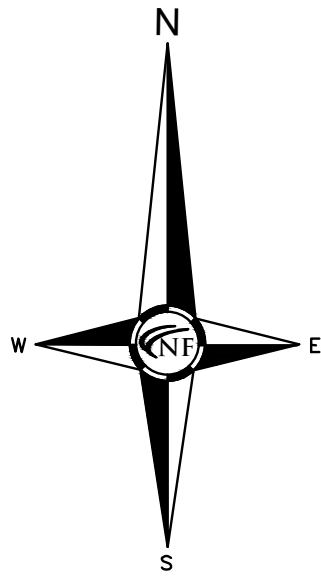
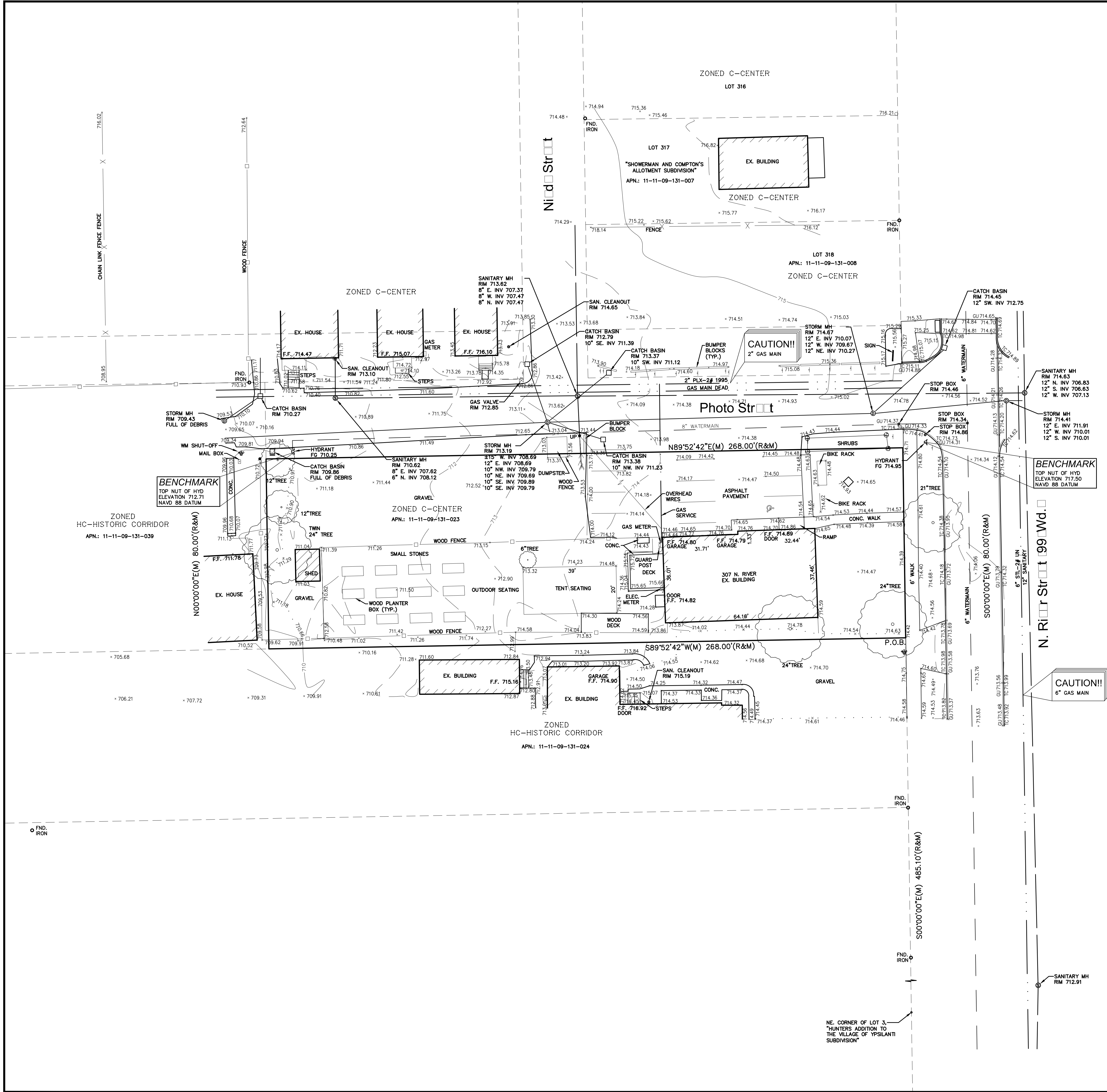
17306SP100.dwg

SHEET + NUMBER

SP1.00

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

DRAWN BY:
N. Naoum

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
02-22-2018

SCALE: 1" = 20'

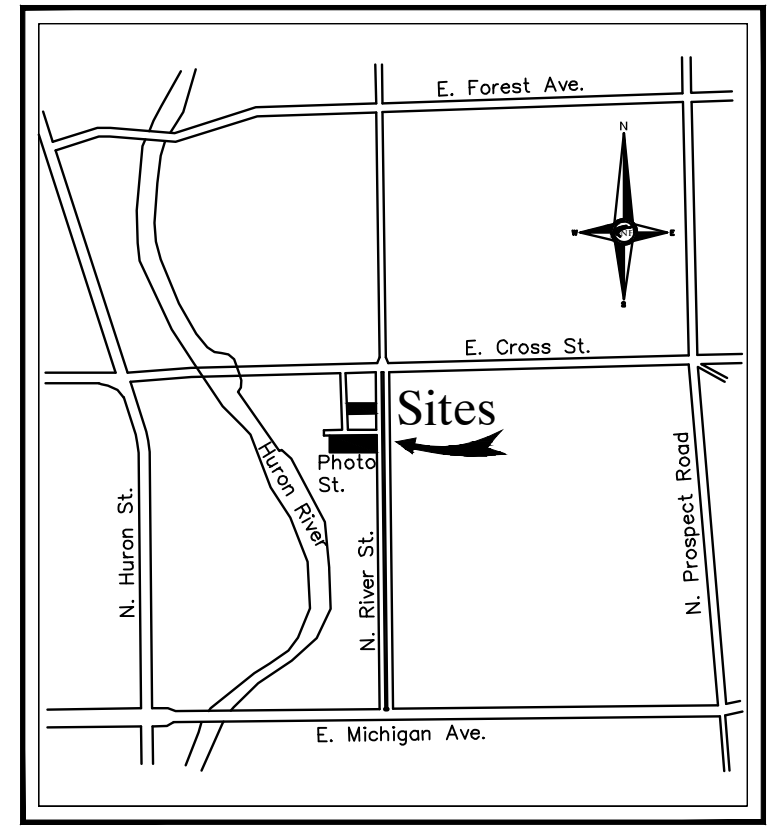
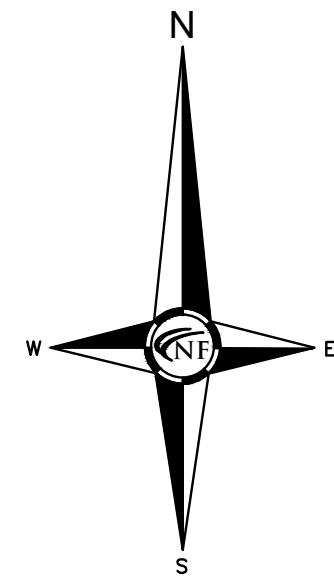
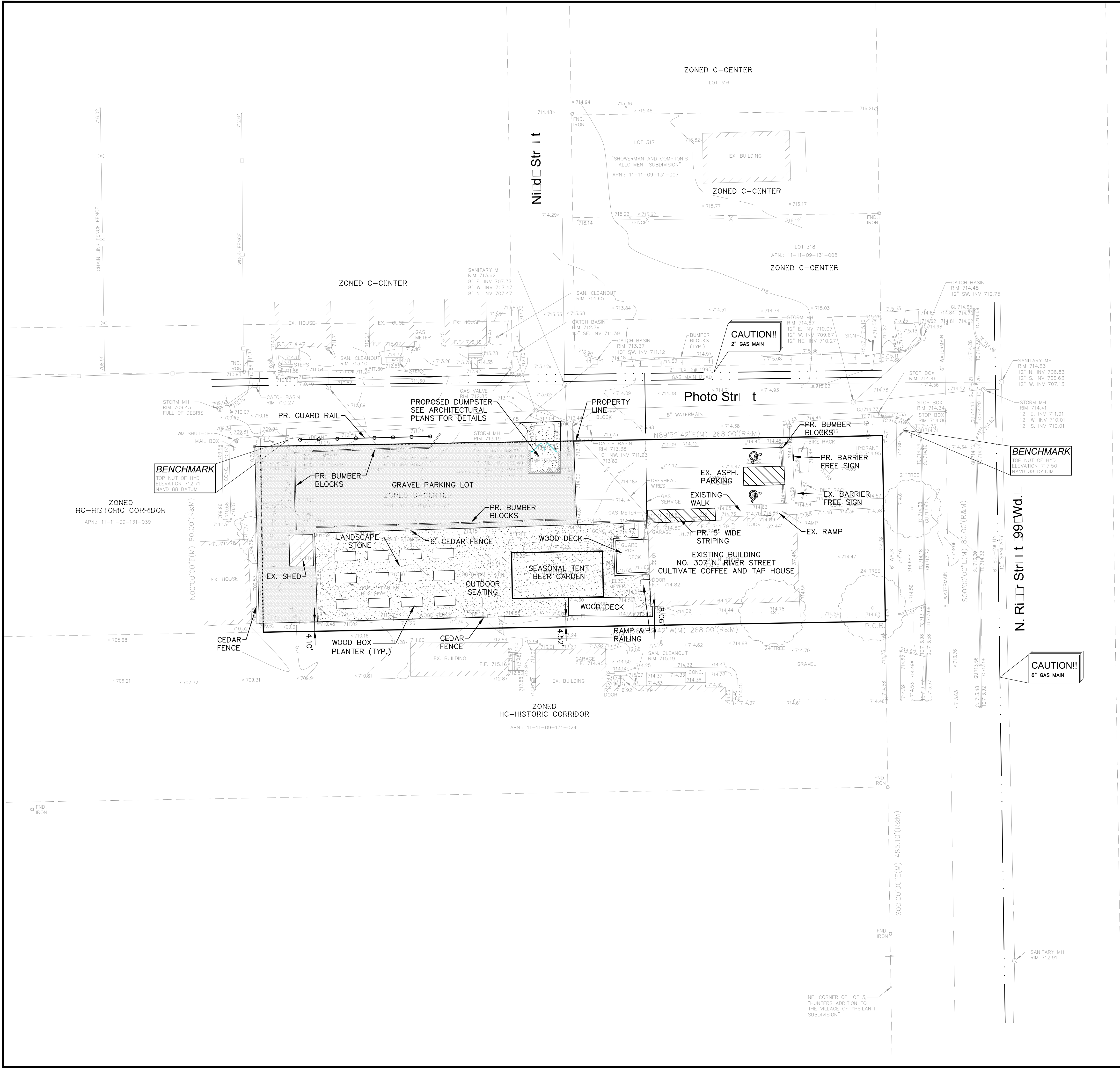
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NFE JOB NO.

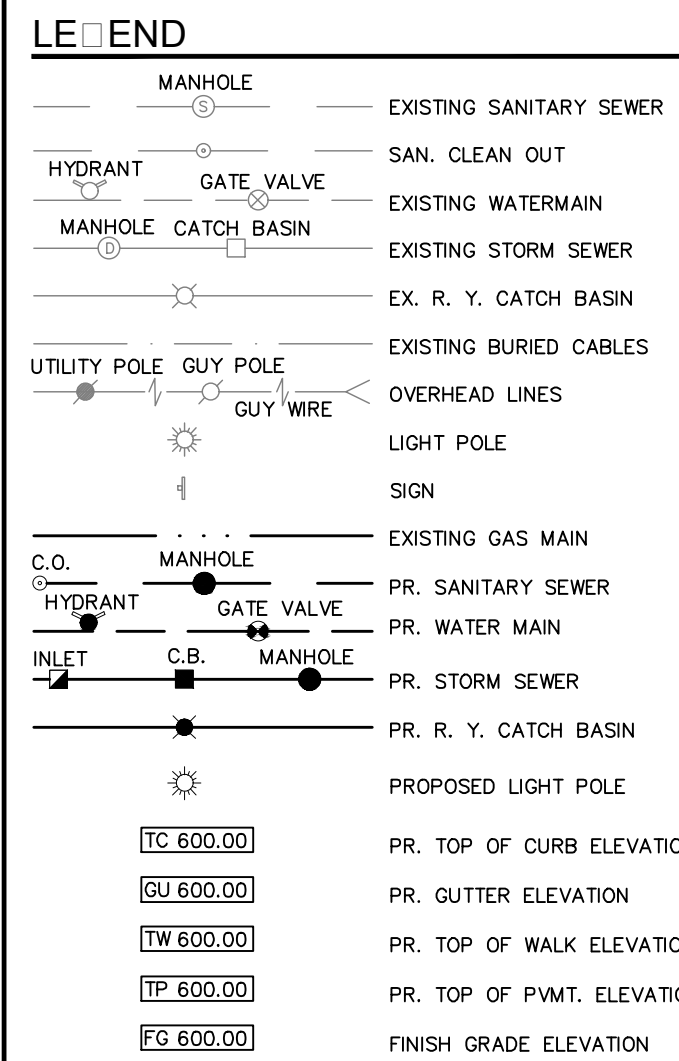
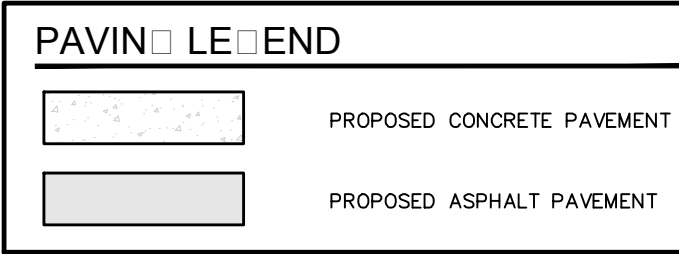
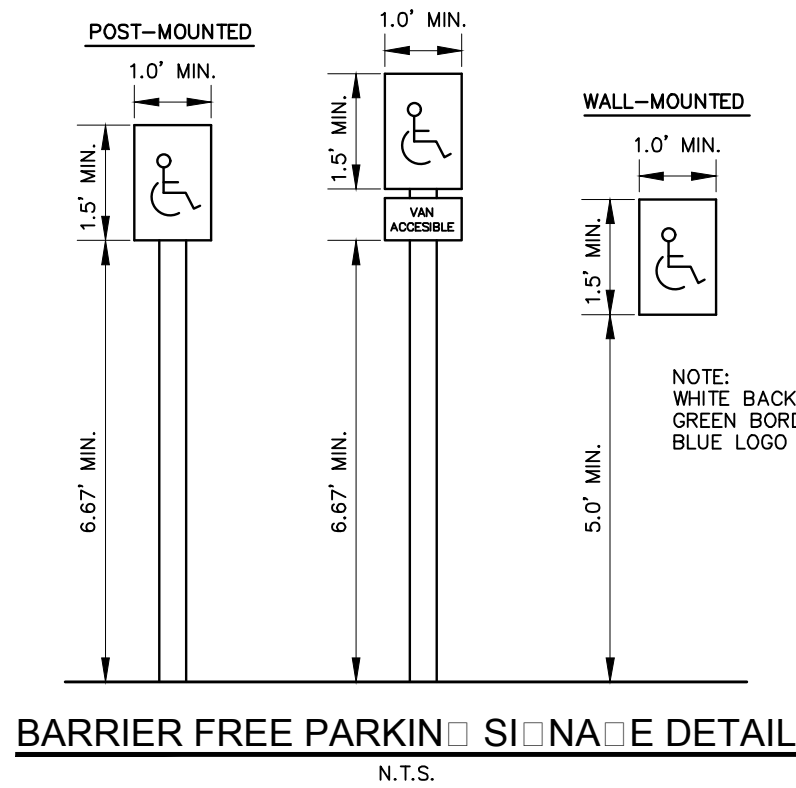
SHEET NO.

K166

1



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
Site Plan



REVISIONS
00-00-00

DRAWN BY:
N. Naoum

DESIGNED BY:
N. Naoum

APPROVED BY:
M. Peterson

DATE:
02-22-2018

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
K166 2

Bonnie Wessler

From: Mark Wright <MarkW@bowersarch.com>
Sent: Wednesday, July 11, 2018 4:43 PM
To: Bonnie Wessler
Cc: Ryan Wallace (ryan@cultivateypsi.org)
Subject: Cultivate
Attachments: 17306SP100-A.pdf; 17306SP100-B.pdf; 17306SP100-C.pdf

Bonnie,

I wanted to touch base with you in regards to the site plan revisions for Cultivate / 307 N River Street and our response to the city's review comments, in particular the ingress / egress issues with the Photo, Ninide intersection. I have attached 3 Preliminary site plans with different parking layouts.

Our preferred site plan would be Site Plan 'A' and is currently the one we plan to resubmit in which the gravel / dumpster access is aligned across from Ninide which would keep Cultivate traffic from having to travel down near the residential homes to enter the lot. It seems to align with the intent of Sec. 112-683 (b) (6) with Ninide's current use being closer to that of a public alley for the adjacent commercial properties.

Site Plan 'B' relocates proposed gravel drive 20' from the intersection per Sec. 112-683 (b) (7) This plan would be our proposed plan if the Planning Commission would allow our site to use the 20' offset for the proposed lot but not use layout 'A'

Site Plan 'C' is would create a new layout for the parking in the gravel and paved area to meet the 50' offset, however this would have all cultivate traffic driving down past the residential properties and seems to be the least desirable solution.

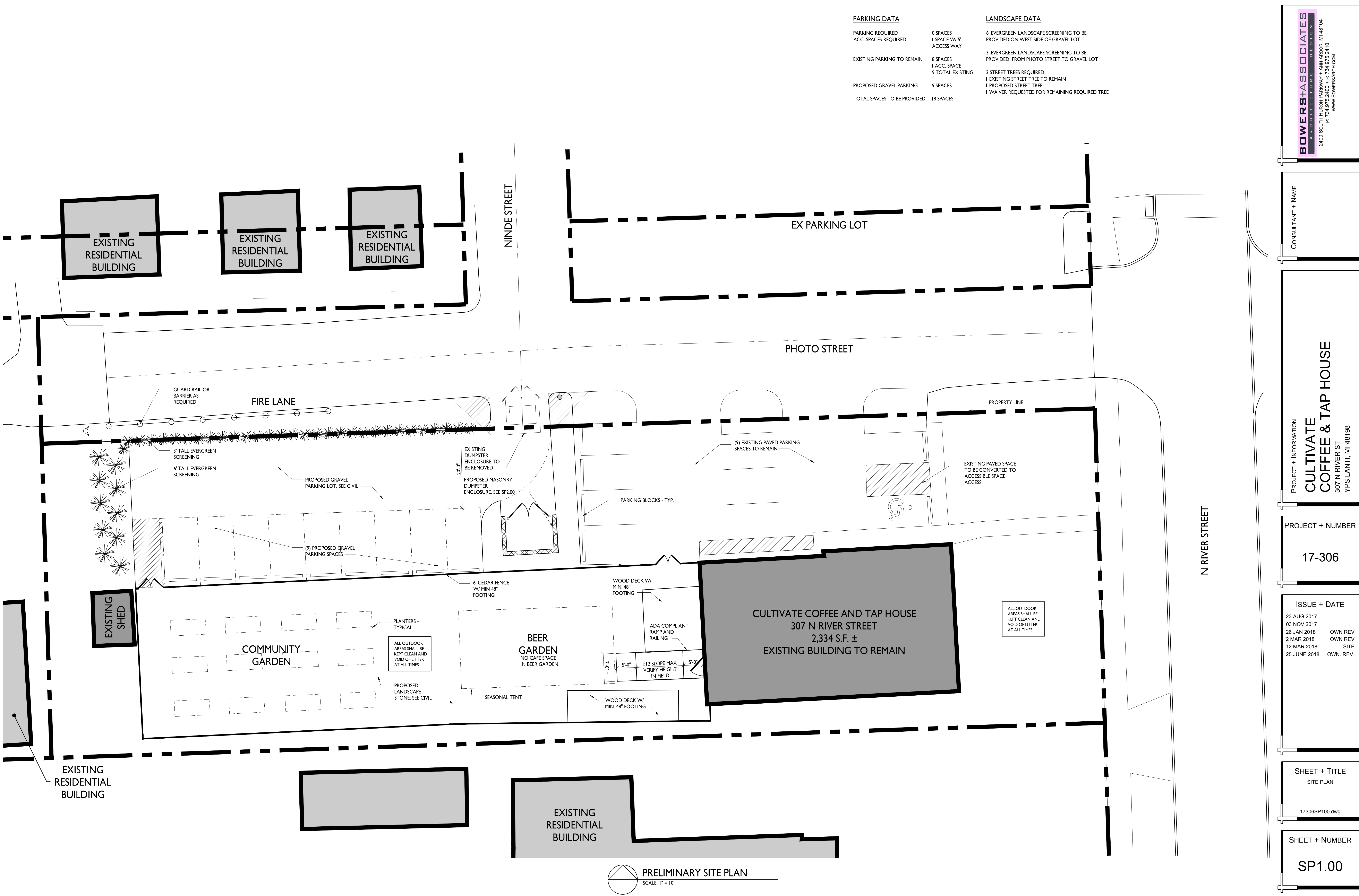
Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this issue.

Thank You

MARK WRIGHT
ARCHITECTURAL ASSOCIATE
markw@bowersarch.com
T: 734.975.2400 x703



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



PARKING DATA		LANDSCAPE DATA
PARKING REQUIRED	0 SPACES	6' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED ON WEST SIDE OF GRAVEL LOT
ACC. SPACES REQUIRED	1 SPACE W/ 5' ACCESS WAY	
EXISTING PARKING TO REMAIN	8 SPACES 1 ACC. SPACE 9 TOTAL EXISTING	3' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED FROM PHOTO STREET TO GRAVEL LOT
PROPOSED GRAVEL PARKING	9 SPACES	3 STREET TREES REQUIRED 1 EXISTING STREET TREE TO REMAIN 1 PROPOSED STREET TREE 1 WAIVER REQUESTED FOR REMAINING REQUIRED TREE
TOTAL SPACES TO BE PROVIDED	18 SPACES	

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CONSULTANT + NAME

PROJECT + INFORMATION

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

PROJECT + NUMBER

17-306

ISSUE + DATE

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2 MAR 2018
12 MAR 2018
25 JUNE 2018

OWN REV
OWN REV
SITE
OWN. REV.

SHEET + TITLE

SITE PLAN

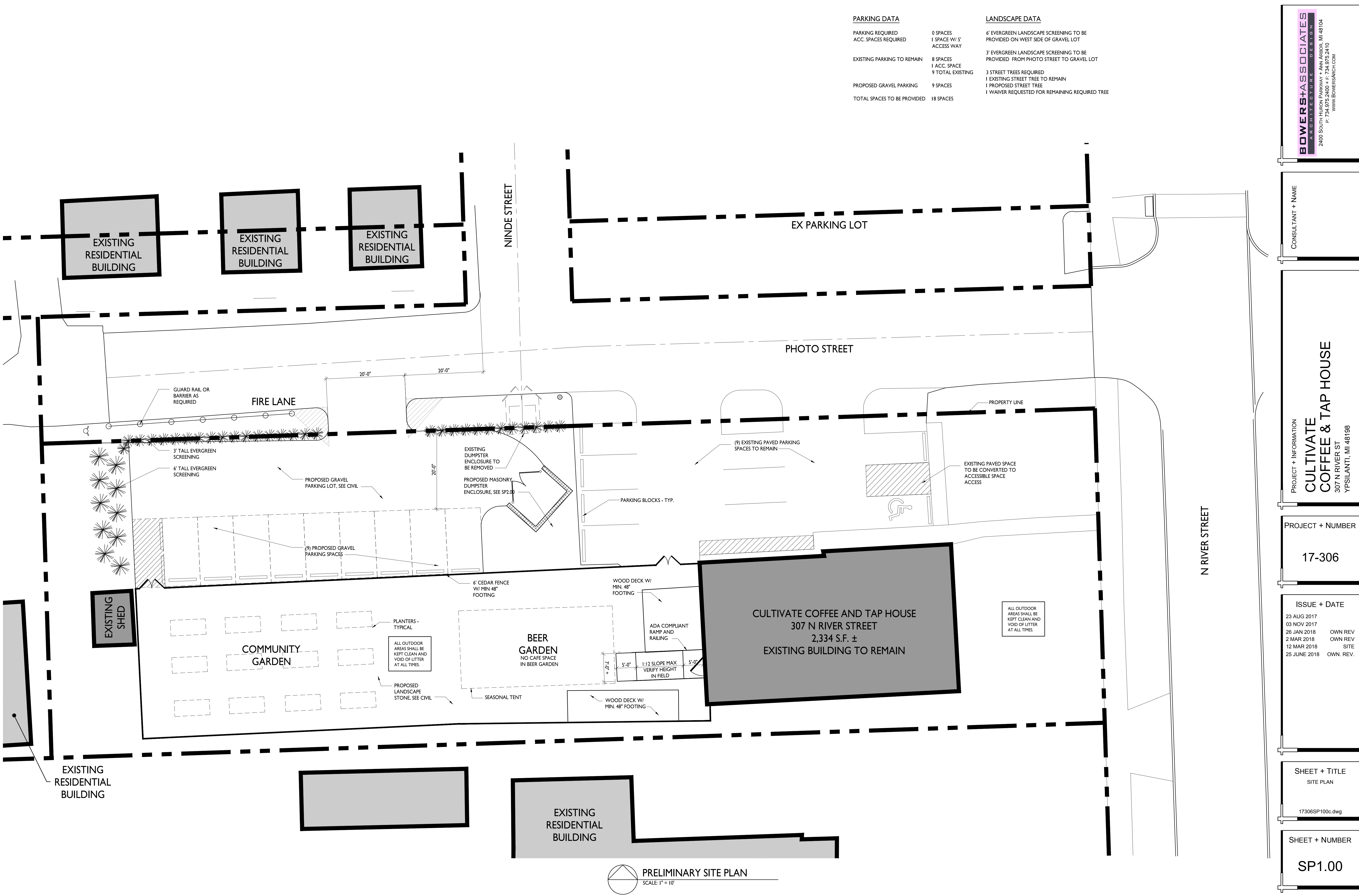
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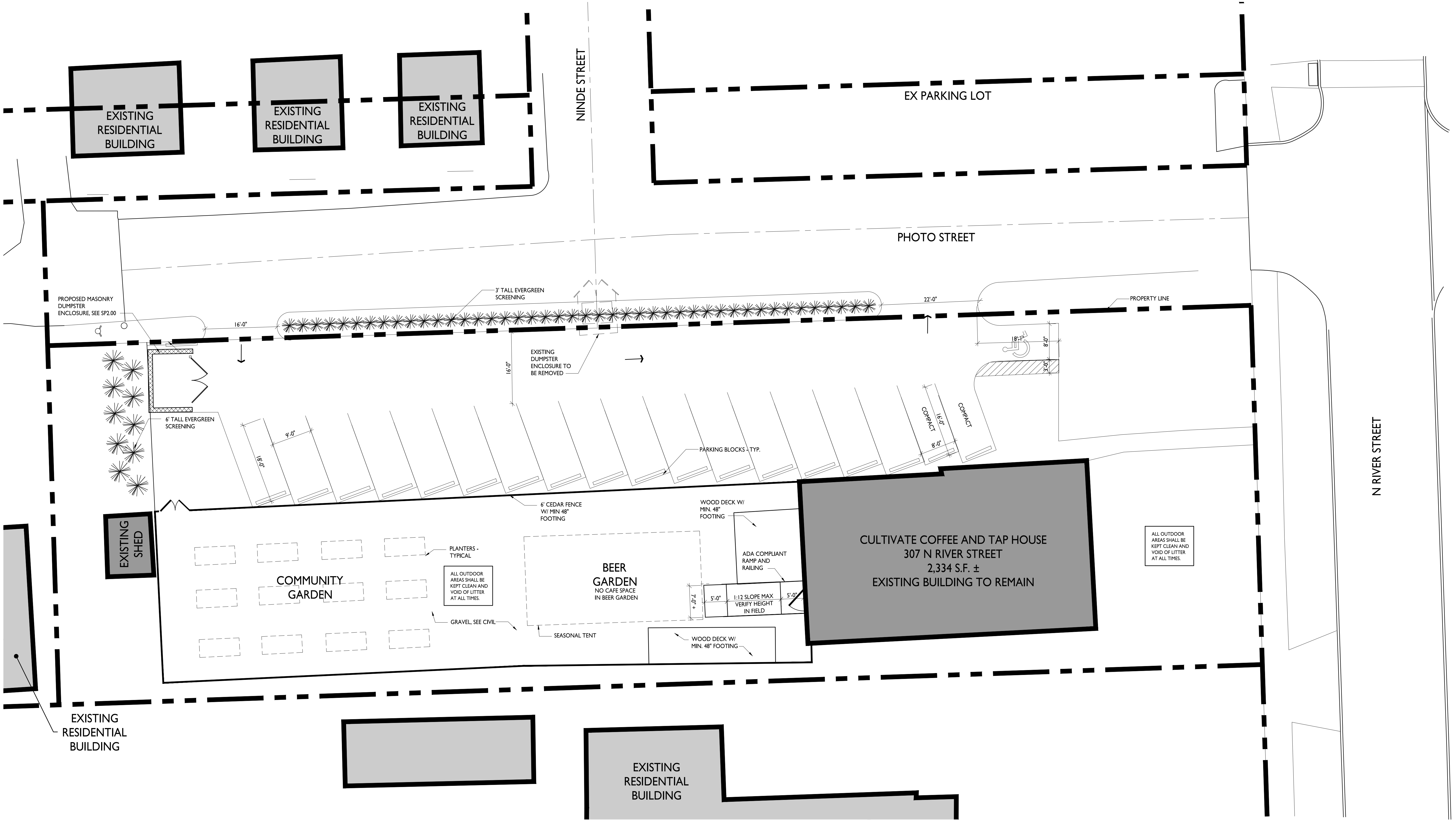
SHEET + NUMBER

SP1.00

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PRELIMINARY SITE PLAN
SCALE: 1" = 10'





PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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CONSULTANT + NAME

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

PROJECT + NUMBER
17-306

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12 MAR 2018
25 JUNE 2018
8 JULY 2018

OWN REV
OWN REV
SITE
OWN REV.
OWN REV.

SHEET + TITLE
SITE PLAN
17306SP100b.dwg

SHEET + NUMBER
SP1.00

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Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018 – to remain on table



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.

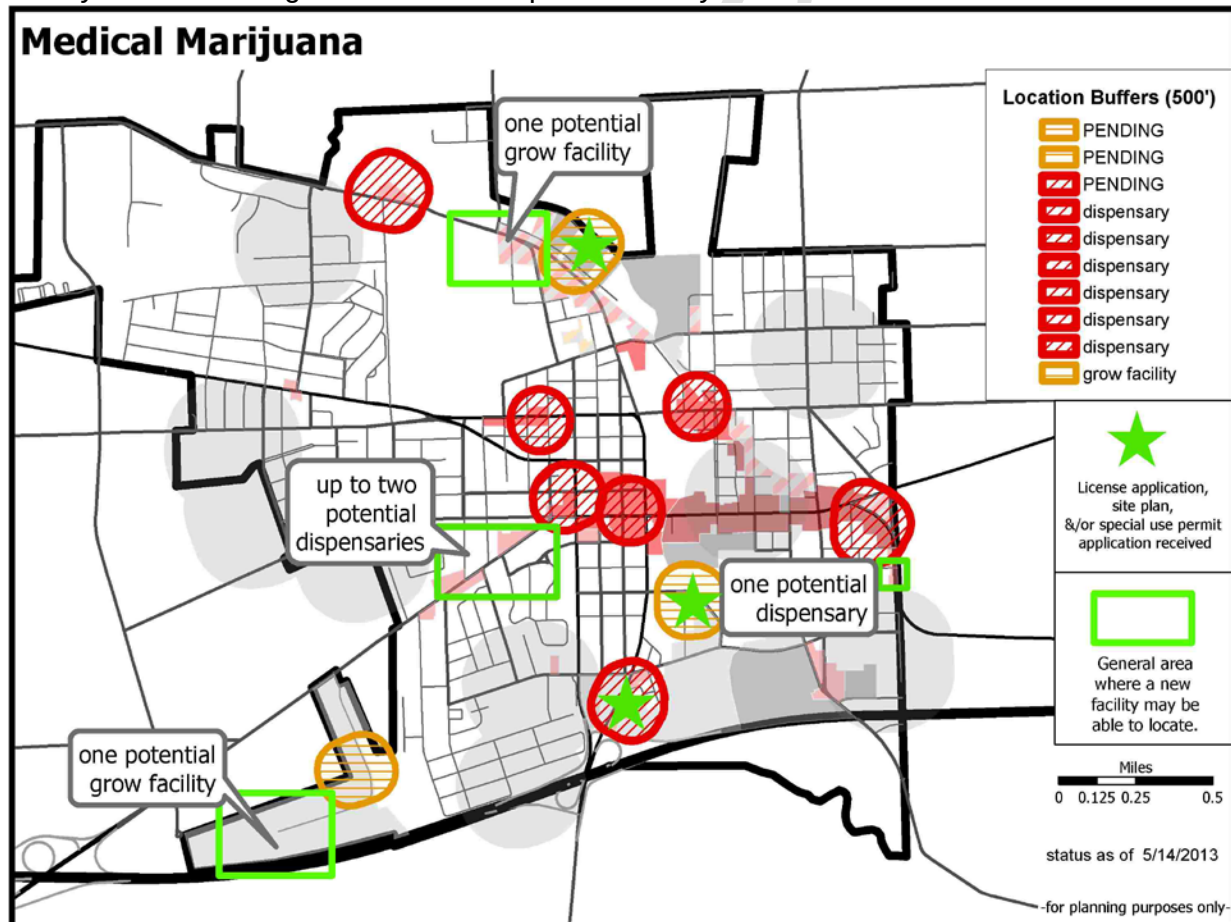
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

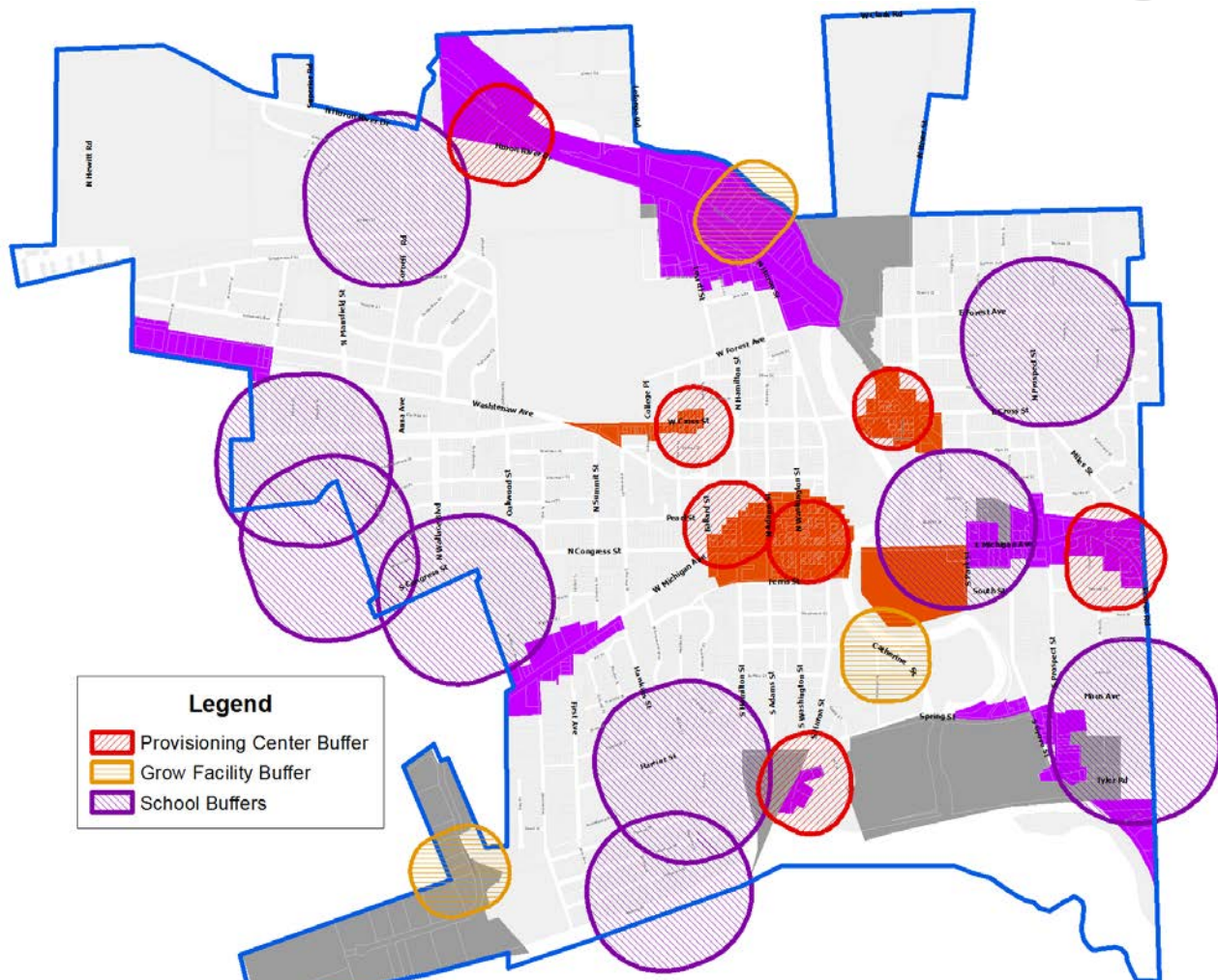
DISCUSSION

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.

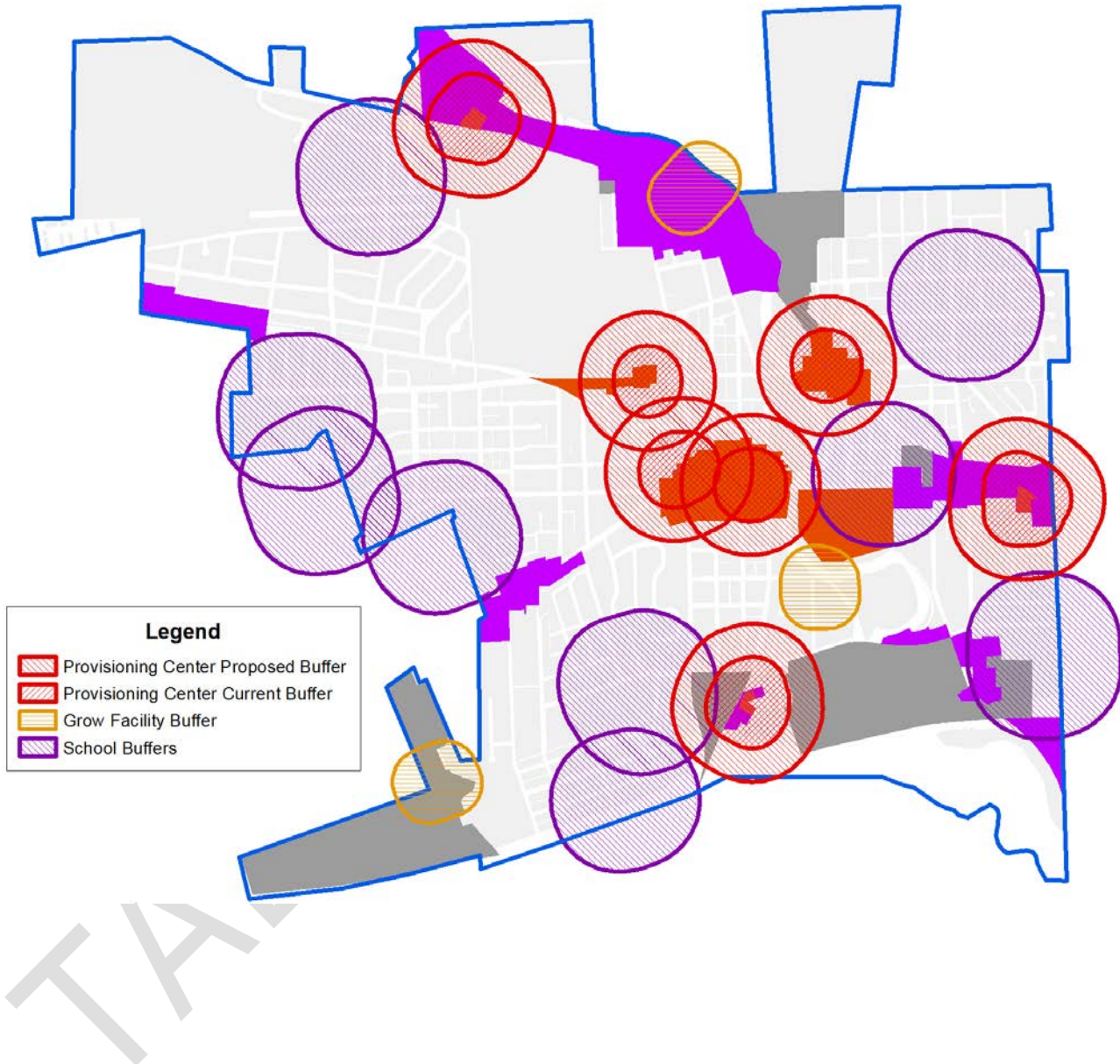
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



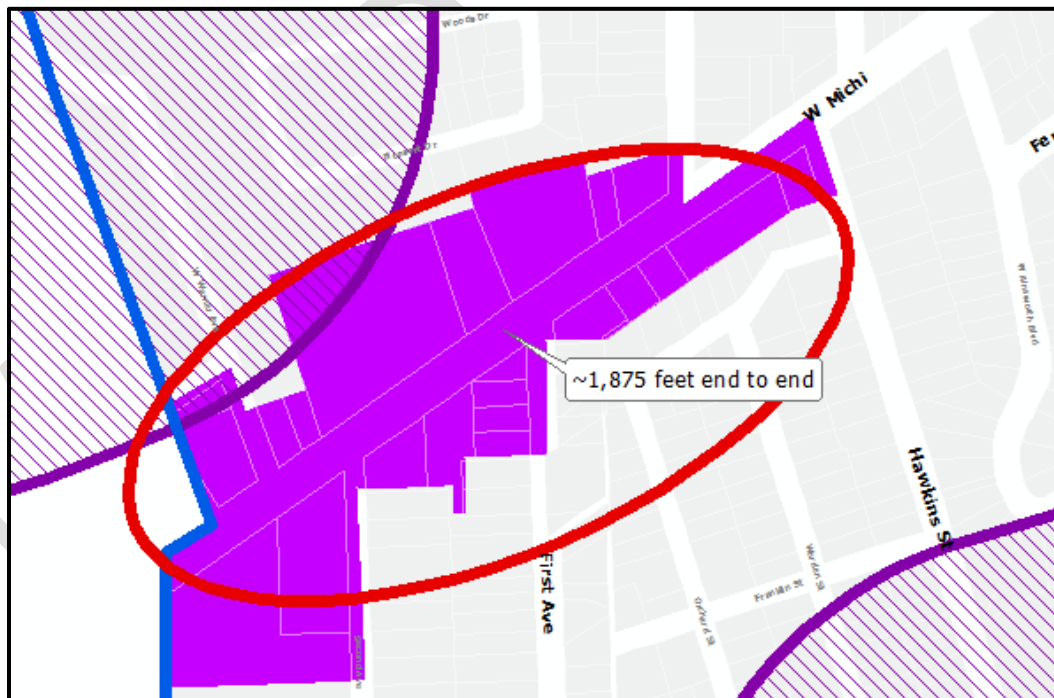
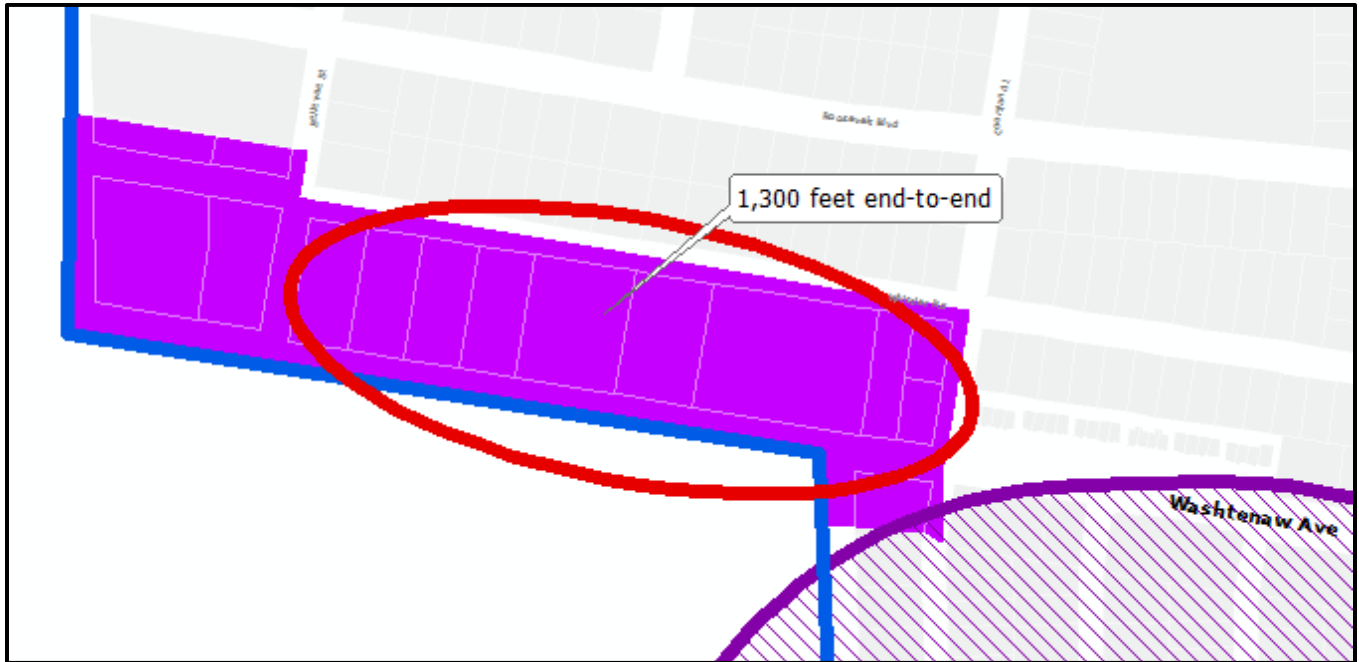
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

IX. Committee Reports

- Nonmotorized Committee Report

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Tuesday, June 26, 2018

1. Call to order - The meeting was brought to order at 7:10pm, Tuesday, June 26, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Bob Krzewinski, Jared Talaga and Sarah Walsh. This meeting is considered a joint June/July with no Committee meeting scheduled for July.
2. Introductions - Audience participation- Public input – None.
3. General business
 - a. Agenda approval - A motion was made by Sarah, seconded by Jared, to approve the agenda, passing unanimously.
 - b. Approval of May meeting minutes - A motion was made by Sarah, seconded by Jared, to approve the May minutes, passing unanimously.
 - c. Additional Committee member recruitment – Jared will search for Committee volunteers through his contacts. Bob will search out volunteers through the local bicycling community.
 - d. Committee resignation – A message was received from Martha Cleary that she needed to resign from the Committee but enjoyed being a part of this group. Bob will forward the resignation on to the Planning Commission Chair.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects - A general discussion was held on bike lane projects.
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions
 - West Cross (Wallace to western City limit)
 2. Sidewalk projects
 - Relmagine Washtenaw update public update program – No new update.
 3. General projects
 - Non-Motorized Plan update completion – Review of work needed on the Plan was done. Sarah will work on text revision to Chapters 2/3/4, Jared will work on Chapters 5/6/7, Bob will work on Chapters 1/8/9 and preface and communicate with updates by email. The group will meet on Wednesday, July 11, 10am at B-24's downtown with Bonnie Wessler of the Planning Department to review updates to the Plan. Also, additional public input sessions, once the draft plan is close to completion, were discussed.
 - 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 – No update on the B2B Water Street opening. The Washtenaw County Parks & Recreation Commission has an Ypsilanti area B2B completion public input survey out. The Friends of the B2B Trail has ordered a bike repair stand for the B2B bridge over the Huron River at the south approach plaza area.
 - Bike Friendly/Walk Friendly applications follow up – Walk Friendly application will be submitted after the Non-Motorized Plan is updated. Bob will check with the DDA about a Bike Friendly Community sign for the City Hall entrance.

- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – The Michigan legislature just passed a 3-foot minimum distance for motorists to pass a bicyclist and is awaiting the Governor's signature. Once this becomes State law the Committee will use its communications channels to educate City residents.
- Pedestrian safety improvements (signage/markings)
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Permanent radar speed signs were discussed as a possible 2019 Committee priority.

- b. Parkridge Festival – Sarah and Bob will be at the Committee table (August 25, noon to 2:30pm) passing out information and free helmets. Bob will contact the Ypsi Bike Co-Op for a possible repair service area there. Bike light give-aways were also discussed for this, and other, events with Jared looking into possible local grants.

5. New Business

- a. Planning Department update - No new updates.
- b. Sharrows/Bike Route Signs (Hamilton/Congress/Summit) – Sharrows on Hamilton are supposed to be removed and Bob will monitor the removal.
- c. Local education – New motorist passing law discussed in item 4.a.3 above.
- d. EMU August bike event – The EMU Police Department will have a general community bike expo (helmet give-away, bike tune ups, safety classes, etc.) on August 11th. Bob will help with publicity.
- e. Other – The lack of proper disabled parking areas (which also allow a vehicle side door ramp to be used) at City parks was discussed, such as in Riverside Park. Jared had talked with City Council member Pete Murdock about this problem and this item will be discussed again at the next Non-Motorized meeting.

6. Other Items – Announcements – None.

7. Adjournment - A motion was made by Bob, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:00pm with the next meeting being Thursday, August 2, 2018 at the downtown Library.

**PLANNING COMMISSION
MEETING MINUTES
June 20, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

II. ROLL CALL

Present: H. Jugenitz, M. Dunwoodie, P. Hollifield, C. Madigan, M. Simmons, C. Zuellig,
T. Dennis, J. Talaga

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

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of May 16, 2018 (Support: M. Simmons) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 203 N. Summit – Special Use and Site Plan

C. Kochanek, Preservation Planner, gave the staff presentation stating that this is a request for approval of a 3 unit multiple family dwelling Special Use and Site Plan. This is a very long but narrow lot and there is an existing 1,570 sq. ft. residential structure on site. The property is zoned CN-Mid Core Neighborhood-Mid, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. The plans submitted call for the demolition of the existing structure with the construction of a two-story multiple family dwelling consisting of 3 units with parking in the rear.

The plan as proposed doesn't meet private frontages so there is no stoop or front step at the front, only at the side – entrances on north side. Some sliding doors on first and second levels on south side but there are no details as to what these doors open to. There is a gravel lot proposed for rear but also inaccessible parking space at the rear which would need to be paved. The plan is for the driveway to be shared with the property to north so that would require an easement. The gravel surface should be OK as proposed as long as the conditions that the

paved accessible space are satisfied for the engineering concerns. Basically staff is recommending special use and site plan be approved with waivers and conditions as noted in the June 12, staff report.

Commissioner Hollifield asked about the shared driveway agreement to which Ms. Kochanek that this would still be required by the applicant. Commissioner Zuellig asked about the buffer on the west and south side. The driveway on the south side is where the building currently shares that driveway and currently share the gravel driveway on the south side with the property owner to the south and it looks like some of that driveway will have to be on this property – where is the visual barrier by the fence to be located – C Kochanek responded that it is not shown on the plans but she explained in more detail. They would need an agreement with the people to the south.

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

Heath Hart, Midwestern Consulting – was in attendance on behalf on the client. He stated that the property they plan to share the driveway with is currently owned by the applicant that is why they propose sharing the driveway and dumpster. The driveway on the opposite side they do intend to allow access to the driveway. They will replace the gravel and provide an easement and has no objection to that. Visually it will look like a normal residential house. Asking for a variance providing the opaque barrier on that side. The rear of the house abuts to a vacant alley, which has a lot of growth. They are asking for leniency on providing a visual barrier on that side. As far as front porch and door, they do have a door on the house which faces the street. Provided photo of proposed house similar to that of the one across the street. He explained in more detail why they wanted the doors to the side. On the sliding doors, those doors that are specifically on south side - the intent was to have a railing – just a guard rail. There is a sliding door on the rear of the house and instead of putting on the planned deck, use it as a space for parking to meet requirements. Lighting would meet requirements of ordinance and cut sheet can be provided.

Chair Jugenitz asked about the front entrance facing the street and also along the side if the entrance facing the front be an entrance to the front unit, he responded it would be to the second unit. He provided a photo to explain. She continued by asking about accessibility – adding that we haven't had much new residential development in Ypsilanti. Mr. Hart referred to the door widths stating that the front door would be 3 ft by code enforcement, inside doors would be standard – one of the issues with such a tight space is that all bedrooms are upstairs.

Sharon Barnes, owner of 201 Summit directly south. She stated that she is not aware of what has been going on – has had complaints from her renters about trash, etc. Neither her, nor her renters, have been contacted by the owner and has only received the normal notice in the mail sent out by the Planning Department. Parking is very tight there. Chair Jugenitz added the reason they have the meetings is to give the public that would be affected an opportunity to ask questions or concerns they may have regarding the proposed changes. Ms. Barnes asked about the fence on the south side which she felt there is no room for. It was explained in detail by City Planner Bonnie Wessler advising her of the sections of the ordinance that applied to the situation, Sec 122-634 and Sec122-641.

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

Commissioner Zuellig noted it is a very tight lot and had serious reservations going to a three unit and feels it triggers additional parking. She thinks there are too many units and doesn't agree with the third unit and does not fit on this parcel. Commissioner Talaga had concerns on width of parking spaces, which the applicant addressed. Planner Wessler added that if the alley was vacated they could possibly have more wiggle room. Commissioner Dunwoodie was concerned about density. Commissioner Hollifield is in favor of the new construction and does not want to be too rigid since it does improve the neighborhood. Commissioner Simmons concerned about snowball effect this could create with landowners that have land that does not meets requirement/conforming properties. Chair Jugenitz excited there is a proposal for new construction – in favor of adding density in this rea – it is a common thing to provide waivers – concerned about # of exceptions – we are trying to fit a large structure into a relatively small space – doesn't know what the compromise would be - she asked for clarification on waiver for back-up requirements, which Ms. Wessler detailed. Commissioner Dennis feels that the new construction is wonderful but wondered if this item should be tabled in order to make some changes. She would like to see a handicap unit.

Chair Jugenitz if tabled until next month does that give the applicant an opportunity for modifications/revisions on parking, etc., to which Ms. Wessler agreed it would give them that opportunity. Commissioner Hollifield asked if the sliding door up front qualifies as an entrance? Ms. Wessler responded that the code states building entrance must face front. The door off to the right could count explained in more detail. Commissioner Zuellig discussed other potential parking that could be considered. Chair Jugenitz also agreed that reducing the # of parking spaces could be an option. Commissioner Hollifield asked if the fence had to be right on the lot to which Ms. Wessler responded in the negative.

After further discussion, Commissioner Talaga moved that the Planning Commission recommend tabling the site plan and special use for the three unit multifamily dwelling at 203 N. Summit (t. Dennis) and the motion carried unanimously on voice vote.

2. 539 S. Huron-existing: Special Use and Site Plan

City Planner Wessler gave a brief presentation stating that this is a marijuana provisioning center, the Patient Station that has been in operation since 2013 and has been licensed and permitted by the city since that time. As a result of a zoning change in 2014 and then later the state licensing and law change 2016, they are seeking a special use permit to bring their current use into conformance. It is for the existing 540 sq. ft. In order to obtain their license from the state, they must be in compliance with all local codes. The conformance is important due to uncertainty at the State level; the State issues licenses, or not, after an extensive review process which may disfavor nonconforming uses. This would bring their license into compliance to be eligible for the State license. The State process is, at this time, unclear.

Commissioner Simmons asked for clarification on compliance. Ms. Wessler responded that currently in the GC zoning code district they need to have a special use permit in order to operate a provisioning center. When they began to be a provisioning center, they were permitted by right, so they don't have a special use so all they need is a special use.

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

Dennis Cowan, Plunkett Cooney, accompanied by James Nemeth, Owner, and Architect Fareed Mojarandi, were in attendance to represent Mr. Nemeth and respond to any questions the board members may have. Mr. Cowan stated that the owner had operated the business since 2014 and has a lot of support. He gave staff a listing of 200 signatures of Ypsilanti residents to be included in the record, which includes patients in support. Mr. Nemeth has assisted 24 cancer patients, and has met with neighbors including ten residents of Bell Street and some people outside the 300' area requirement. They have no problems with the conditions listed by staff. They are looking for the special use approval in order to be in compliant with the new ordinance. The Patient Station has operated without incident and without major complaints – it is not a burden on city resources or adverse impact on neighboring residential and commercial areas and is compatible with businesses in the area. Mr. Nemeth and his family are very grateful for the support they have received from the city.

Jerry Lawrence – stated that he is a cancer patient and is very supportive of this business. Mr. Nemeth is very compassionate and he totally supports this request.

Larry Simmons – stated that people live there – the trash and traffic are a huge problem and growth means more traffic.

Bryan Foley – complained about traffic behind the facility, people purchasing marijuana and then re-selling their purchase. It is his opinion that we don't know side effects of marijuana – there has been no FDA approval and no oversight.

Cherissa Lamar, 123 Bell – long-time resident – too much traffic – does not want expansion. Feels that this is a residential neighborhood and is concerned for children – also complained about trash.

Felicia Parker, 110 Bell – grew up on Bell – is supportive of this request – asked about possibility of speed bumps.

Carter Simmons, 128 Bell – complained about trash, would like to find a way to direct traffic away of neighborhood.

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

Chair Jugenitz discussed both the traffic/trash issue but stated that while she agrees it is a problem, it does not affect approval of the special use request. Commissioner Dunwoodie stated that he has mixed feelings. While he supports the measure, he is concerned about traffic.

Commissioner Dunwoodie moved that the Planning Commission approve the Special Use Permit for the Patient Station Existing Facility at 539 S. Huron with the following findings and conditions:

Findings: The application is substantially in compliance with Sec122-324(b).

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

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 7:1. Commissioner Madigan opposed.

Commissioner Dunwoodie moved that the Planning Commission approve the limited Site Plan for the Patient Station Existing Facility at 539 S. Huron with the following findings, waivers and conditions:

Findings:

1. The application substantially complies with Sec122-310.
2. The existing building and site design are nonconforming under Sec122-352.

Conditions:

1. Block all parking in the Kramer drive within one year.
2. Applicant to remedy conflict conditions in the north lot within one year.
3. Applicant to provide at least one barrier-free space.

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 7:1. Commissioner Simmons opposed.

3. 539-569 S. Huron-expansion: Special Use and Site Plan

Staff report was presented by City Planner Wessler. She stated that initially staff had reviewed the wrong set of plans. The amended site plan review was given to all board members and she noted the various changes, which include staff recommendation in parking, the proposed building size so that changes the number of spaces to 48 spaces adjacent to the building, which is already provided. The other recommendation that changed is the larger lot requesting that they apply for a separate special use permit for that lot, which is permissible under GC.

Reviewing the site plan, she noted that the applicant is proposing to build a 9918 sq. ft. new structure, south of the existing building and upon completion, they will demolish the existing structure. They are proposing a new parking lot to the north of the new building as well as to the south of the new building with a loading zone and dumpster to the east of the building. There is about an equal amount of parking to the east and south; the main entrance will be on the northwest corner facing Huron – recessed vestibule. There are two barrier free spaces provided in that lot and 8 bike coops. The design standards for frontages is required to be commercial. The applicant is to apply for the frontage build-out percentage. Private frontage design is out of compliance with private frontage standards. She added that “commercial” frontage was designed for multi-story mixed use buildings. Prior ordinance had all commercial building types’ frontages listed as both “permitted” and “required; the bug-fix process appears to have corrected them all to “required”. This is, effectively, an error in the text for the “single-story” and “large single story” building types. This approval would be contingent on

administrative follow-up with OHM on engineering since the original engineering review by them would no longer be applicable.

Commissioner Dennis asked the location of the entrance to which Wessler responded. Commissioner Zuellig confirmed the number of required spaces; previously required 40 but now changes to 48, which Wessler agreed. Wessler reviewed the proposed parking of one way in and out.

Staff is recommending approval contingent on administrative follow-up and potential other board actions. Suggest applicant apply for variance for frontage build-out percentage– there are three options – the applicant can choose to build to that design standard; the applicant can pursue a variance or the applicant can review a text amendment, it is their decision. Staff also recommends that the northernmost parking lot be removed from this site plan and application; the applicant can apply for a separate special use permit for the separate parking lot. For the southern parking lot, staff requires that the applicant add a landscaped aisle-end to the southern lot's row of parking adjacent to the building and provide additional parking screening from the right-of-way for the southern and northernmost parking lot. Applicant needs to put in trees which requires MDOT approval.

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

Mr. Cowan, stated that they had originally applied last year but at the time the ordinance was not available to allow them to move forward with a new building; they have now adjusted the plan. The building will be located as far back as possible. It is a modest structure and with the passage of the new law, it gave them the opportunity for a new building. He added that they had conducted a neighborhood meeting to keep residents apprised. They plan to have parking one way in and out with no access to Kramer. Will seek a variance on frontage issue. Will cooperate with staff with any requirements – will sign an agreement not to use Kramer so that Kramer will be obsolete.

Larry Simmons – concerned about traffic and safety. These people don't live there.

Mr. Lawrence – feels that this is a great opportunity – he understands concerns of people on Kramer. Regarding marijuana – it's been around for 100 years – used to be called “hemp”. He supports this request.

Wm. Simmons – also agreed that you have to live there to understand the traffic and trash problems. He is not against progress but is concerned about foot traffic and types of people hanging out.

Brian Foley – agreed that he is also not against progress but is concerned about traffic and trash.

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

Commissioner Dennis lives in neighborhood and hasn't been back-up of traffic the others have referred to. She wonders if it would be possible to just close Kramer since there is no reason to go there unless you live on the street. After some discussion by board members, Chair Jugenitz stated that the decision should not be based on potential way-in and out and not something we could discuss tonight. Wessler added that the most recent closures we had were at Park/Grove. We could have a neighborhood meeting and then make recommendations to City Council. Commissioner Dennis asked about funds for street closures and Wessler responded that in this case, the city would have to come up with the funds. After more discussion, Chair Jugenitz reminded the board that we should not predicate our decision making on such an eventual decision as a road closure.

Commissioner Zuellig asked if there was some way we could follow-up in the motion to acknowledge that it would be great to consider ideas for mitigation of traffic and closure of a road.

Commissioner Zuellig moved that the Planning Commission direct staff to do a separate resolution to explore and bring back to Planning Commission ideas for mitigating the traffic impact on the Bell/Kramer neighborhood of increase in commercial activity along the Huron corridor. The motion was supported by Commissioner Dennis and carried unanimously.

Commissioner Dunwoodie moved that the Planning Commission approve the Special Use permit for the Patient Station New Build at 539 S. Huron with the following findings and conditions:

Findings: The application is substantially in compliance with Sec122-324(b).

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

The motion was supported by Commissioner Talaga. A roll call vote was taken and carried with a vote of 5:3. Zuellig, Madigan and Simmons opposed.

Commissioner Dunwoodie moved that the Planning Commission approve the Site Plan for the Patient Station New Build at 539 S. Huron St. with the following finding and conditions:

Finding: The application substantially complies with Sec122-300.

Conditions:

1. Applicant to apply for a variance for the frontage build-out percentage
2. Private frontage design is out of compliance with private frontage standards.
Note: "commercial frontage was designed for multi-story mixed use buildings. Prior ordinance had all commercial building types' frontages listed as both "permitted" and "required"; the bug-fix process appears to have corrected them all to "required". This is, effectively, an error in the text for the "single-story and "large single story" building types.
3. Remove the northernmost parking lot or apply for a separate special use permit for a separate parking lot.
4. Add a landscaped aisle-end to the southern lot's row of parking adjacent to the building

5. Provide additional parking screening from the right-of-way for the southern and northernmost parking lot.
6. Provide street trees, for administrative review.
7. Provide landscaping maintenance plan, for administrative review.
8. Approval subject to engineering review and approval.

The motion was supported by Commissioner Dennis. A roll call vote was taken and carried on a vote of 5:3. Zuellig, Simmons and Madigan opposed.

VI. NEW BUSINESS

1. Firearms Sales Regulations: Local Options

Planner Wessler stated that this discussion is about where we can zone and where we can sell firearms by transact – we have done so with other things that are highly protected. She stated that this has been done before, i.e free speech issues, which falls under adult regulated uses, as well as signage, etc. We can discuss where businesses buying and selling of firearms can be located. We can discuss if we would like them to be home occupations; we can talk about where would like to permit shooting ranges, indoor and outdoor. Some communities in Michigan do this and some do not. It looks like places that have had real or perceived issues with proliferation of firearms, i.e. Inkster is heavily regulated on where firearms can be sold.

After some discussion by board members, staff was directed to check into all of the above and look at mapping potential locations.

2. Resolution in Appreciation of Liz Dahl MacGregor

Chair Jugenitz read the resolution in appreciation of Liz Dahl MacGregor who recently passed away suddenly. Commissioner Hollifield moved to approve the resolution with a change in the first line be changed to read “distinction and honor” (Support: T. Dennis). The motion carried unanimously.

3. Elections

Commissioner Hollifield moved to elect Commissioner Dunwoodie as Chair of the Planning Commission (support: T. Dennis). The motion carried unanimously.

Commissioner Zuellig moved to elect Commissioner Talaga Vice-Chair of the Planning Commission (Support: T. Dennis). The motion carried unanimously.

Chair Jugenitz asked the City Planner to set up a short orientation for both of the above members on rules, etc. Chris Madigan announced that this will be his last meeting. He has accepted a job in Plano, Tx. Chair Jugenitz wished him well and thanked him for his time served on the board.

VII. OLD BUSINESS

1. Medical Marijuana provisioning Centers: Increase in Buffer

Tabled from 3/21/2018 – Recommend continued postponement until State Action.

2. 307 N. River: Site Plan Review

Tabled from 5/16/2018 – Recommend continued postpone until next month.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

307 N. River, Zoning Text Amendment, 11 N. Normal, Firearms Public Discussion, GC Marijuana

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee report

None

X. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: T. Dennis) and the motion carried unanimously. The meeting adjourned at 9:55 pm.

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 203 N Summit
Public Hearing: Special Use and Site Plan



July 11, 2018

**Staff Review of Site Plan and Special Use Application
203 N Summit-3 Unit
203 N Summit**

GENERAL INFORMATION

Applicant: Jamal Kasham
Properties of Ann Arbor, LLC
4218 Ridgewood
Ypsilanti, MI 48197

Project: 203 N Summit-3 Unit

Application Date: April 26, 2018

Location: West side of N Summit between Sheridan and Grant Streets

Zoning: CN-Mid- Core Neighborhood-Mid

Action Requested: Approval of 3 unit multiple family dwelling

Staff Recommendation: Conditional approval or table for ZBA decision on variance

PROJECT AND SITE DESCRIPTION

The total for the parcel # 11-11-40-163-024 is 0.115 acres with frontage on N Summit. There is an existing 1,570 sf residential structure on site. No special use permits or variances have been previously approved for this property. This property is on a narrow but long lot, at 32.54' x 152.91'.

Zoned **CN-Mid- Core Neighborhood-Mid**, which allows for a multiple family dwelling, maximum of 4 units per building after approval as a special land use. Special land use is regulated under Subdivision II of the zoning code. The plans submitted call for the demolition of the existing structure with the construction of a 2 story multiple family dwelling consisting of 3 units with parking in the rear.



Figure 2: Site Aerial (2015)



Figure 3: Google image of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single, Two & Multi-family residential	CN-Mid, Core Neighborhood-Mid
EAST	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
SOUTH	Single & Multi-family residential	CN-Mid, Core Neighborhood-Mid
WEST	Single Family residential	R-1, Single-Family Residential

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 and the zoning of the land. The height, location and size of the building is compatible with uses and buildings on

the adjacent properties. The intensity of the proposed use is compatible. There are issues with the walkability of the site and the location of the entrance doors however these will be addressed in the site plan review.

- (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 should 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 is not anticipated. Additional impervious surfaces are planned with the potential for additional water runoff, however any issues with that will be addressed as part of 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: This special use is compatible with the surrounding land uses. The proposed structure is compatible in regards to its placement, bulk, and height with the surrounding structures. The proposed location and screening of parking areas, driveways, outdoor storage areas, and nature of landscaping are compatible.

- (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: Staff does not anticipate any unreasonable adverse impacts on the transportation system. The estimated pedestrian, bicycle and vehicular traffic generated by this use is minimal.

- (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: Staff does not anticipate any additional demands on public facilities and services that will be detrimental to the economic sustainability of the community.

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: Special use approval is subject to site plan approval.

SITE PLAN: CRITERIA AND REVIEW
§122-311
STANDING
§122-311(a)

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

REQUIREMENTS
§122-311(b)

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

Figure 5: Requirements

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
CN-Mid: BUILDING TYPE §122-469	Determined by lot size		Cottage	Unchanged
LOT REQUIREMENTS				
Width ft	Min 25	Max 35	32.54'	Unchanged
Depth ft	Min 50	Max 150	152.91'	Unchanged
Area sf	Min 2,500	Max 6,300	4,982.7	Unchanged
Coverage %	Min --	Max 70%	Building footprint: 1063/4982.7=21%	Building footprint: 1777/4982.7=36%
BUILDING ENVELOPE AND HEIGHT				
Street setback ft	Min 10	Max 20	22'	11'
Side setback ft	Min 3	Max --	North: 3.5' South: 9'	North: 5' South: 4.5'
Rear setback ft	Min 10	Max --	84'	58'
Frontage buildout %	Min 70	Max 90	Lot width: 32.54' less setbacks: 26.54'	Proposed: 23' wide 87% buildout
Height stories	Min 1	Max 2	2+	2
PARKING PROVISIONS	Location: side, street side and rear yards		Rear yard	Rear yard
PRIVATE FRONTAGES	Required: porch or stoop		Porch	None, stoop or porch proposed, runs only to the front line of the building, not past it
Width	Min 5	Max 8		n/a
Depth	Min 3	Max 8		n/a

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Height	Min 7	Max --		n/a
Yard Requirements	Must be landscaped/pervious, w/ a path at least 3' wide connecting the porch to the sidewalk			4' walkway to side porch from sidewalk on Normal and 5' walkway connecting to the shared drive to the north, meets

Items to be Addressed:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a)(2). Applicant has indicated in the July 6, 2018 letter that these will now be picture windows, plans are unchanged.

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 proposed building will be longer than the existing building in order to accommodate the three units back to back. The proposed building does not have a front porch or stoop and the entry doors for all of the units are all on the (north) side of building. Parking is in the rear with six parking spaces one of which is an accessible parking space. The applicant stated in the July 6, 2018 letter that the rear parking lot will be paved, however plans need to be updated as they still indicate that the lot will be gravel. Access paths for the rear unit to the sidewalk and from the front units to the parking at the back appear to be by means of the shared drive to the north of the site. The applicant should dedicate a section on the north side of the house for pedestrian/bike access on the site.

Items to be Addressed:

1. Applicant to provide dedicated access for pedestrians and bikes to and from the back of the property.

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 vehicle traffic is thru the shared drive to the north of the structure. An easement will need to be established for this shared drive (*a proposed easement has been included in the July 6, 2018 correspondence*). Bike and pedestrian access is via the existing sidewalks on N Summit. Access to the proposed 2 front units is from the front walkway. To access the rear unit, bikes and pedestrians will need to utilize the shared drive. AAATA bus routes 4 and 5 are nearby at Washtenaw and Summit and route 6 is located at Congress and Summit, all stops are over 500 feet away. The sidewalks are older but appear in fair to good condition. The applicant has proposed paving the rear lot (the site plan needs to be updated for the paving material). The applicant is proposing to grade the southern drive that is partially on the property as needed. Parking will be at the rear of the property, there is also residential permit parking on the east side of N Summit. Bike parking is proposed to be handled on the covered porches. A waiver will be needed for the parking lot as proposed as it is less than the required 10' setback from the adjacent lot.

Figure 5: 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.		Side entrances for all units, does not meet. Applicant to move entrances, connect with a front porch, or apply for a variance for their proposed locations.
CN-Mid: §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 required by staff.
	Easements: nonmotorized plan, ReImagine Washtenaw, other		Easement required for shared access drive to the north and south of site, a proposed easement has been included for the drive to the north of the site.
§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)		6 @ 9' x 18, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		One provided; the access path to the front units is by the shared drive.

§122-683	Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		None indicated, only a small concrete pad at the rear and 4' walkway directly from the front to the sidewalk on N Summit. The shared drive will need to be used for access, does not meet.
	Ingress & Egress	• Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		-Meets -Meets -Existing nonconforming drive to be shared.
	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. Minimum of 10' in width.		22', meets
	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		See engineering review.
	Drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.		See engineering review.
	Setback from Adjacent Lot	Parking areas are required to be 10' from any adjacent lot		At lot line, does not meet, waiver requested once storm water and landscaping requirements are 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.		Meets
	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.		Meets
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		1 indicated, meets
		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		85 sf curbed island w/ tree, 5' width, does not meet
		All aisle-ends & corners protected w curbed island		Southern side of the lot appears to be curbed, northern side is not, does not meet
		3' between curb and planting (5' if vehicle overhang)		n/a
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		Screening required, will be addressed later in review, under 634
		3'-4' screen 80% opacity where visible from ROW		Parking at rear, screened by building, meets.
		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets
§122-691	Motor spaces	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.		$3 * 1.5 = 4.5 (5) + 1 = 6$ required, 6 proposed, meets.

§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		Bike parking is proposed to be on the covered porches, the covered porches are only 4' wide, thus this will reduce walkway clearance.
§122-692	Parking discounts	Transit		Over 500' away, n/a
		Alternative Vehicles		n/a
		Bicycle		n/a
		PC discretion, special circumstances not listed above		n/a
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		Sidewalk exists on N Summit.
§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.		Meets

Items to be Addressed:

1. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
2. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.
3. ~~Applicant to provide parking spaces in the required dimensions of 9' x 18', one space may be a small car space at 8' x 16' with the required signage.~~
4. ~~Applicant to pave the accessible parking space, provide an access aisle and correct the length of the space.~~
5. ~~Applicant can utilize a gravel lot once the engineering requirements for the paved accessible space and paved apron to the gravel lot are provided.~~
6. A waiver is requested for the parking lot at a 0' setback once all storm water and landscaping requirements are met, per administrative review.
7. ~~Applicant to include wheel stops in paved areas of the parking lot.~~
8. ~~Applicant to provide one tree internal to the site.~~
9. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
10. Applicant to provide curbing for aisle-ends & corners on the north end of the lot.
11. ~~Applicant to provide curbing or wheel stops to protect shrubs at SW corner.~~

~~12. A waiver is requested for 17%, or 1 space, thus providing the applicant with room for the remaining spaces to be the correct width and to accommodate curbing and landscaping.~~

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 required due to impervious surface changes on site. Engineering comments copied below.

Items to be Addressed: See engineering review.

SCREENING

§122-311(h)

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

Figure 6: 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		• note on plans indicate that lights will be full cut off or under the covered porches • note on plans indicate that lights will not exceed 16' in height • applicant to provide staff with cut sheets and locations

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	Not shown	Existing nonconforming dumpster to be shared. A proposed agreement has been included. No details on the existing dumpster have been provided.
§122-631 Landscape plan			Meets
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		Conflicting land use to south and west. There is an existing fence to the west. Applicant to construct screening to the south of the parking lot that meets the fence to the west or apply for a variance.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: $32.54/30' = 1$ tree	1 tree	Applicant plans to retain existing, meets
§122-638 Site Landscaping	10%		$4982.7 \cdot .10 = 498.27$ required, 504 sf, meets
§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		meets
	Credit for existing vegetation		n/a
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system		Meets

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-635 Fencing, hedges, walls, berms	CN-mid; Front yard: No more than 4' height and 50% opacity Side, Street Side, and Rear Yards: 6' height max, no opacity restriction		None proposed, applicant to provide visual buffer of at least 80% opacity and 6' height to rear and south to comply with sec. 122-634

Items to be Addressed:

1. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
2. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
3. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
4. ~~Applicant to provide more details on landscaping species and provide a maintenance plan for landscaping.~~

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."

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 Summit.

FIRE DEPARTMENT

As applicant is not requesting any changes to curbcuts or to parking area circulation, Fire Department review is not required.

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."

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This action creates viable and safe homes in the EMU area, where housing is always needed.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission **approve** the Special Use Permit for the three unit multifamily dwelling at 203 N Summit with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for the three unit multifamily dwelling at 203 N Summit with the following finding, waivers, and conditions:

Finding

1. The application substantially complies with §122-311.

Waivers

1. A waiver is permitted from Sec. 122-683 (d), parking setback from adjacent lot, for the parking lot at a 0' setback, with a finding that such waiver shall be subject staff review of storm water and landscaping proposed improvements and a finding of sufficiency.

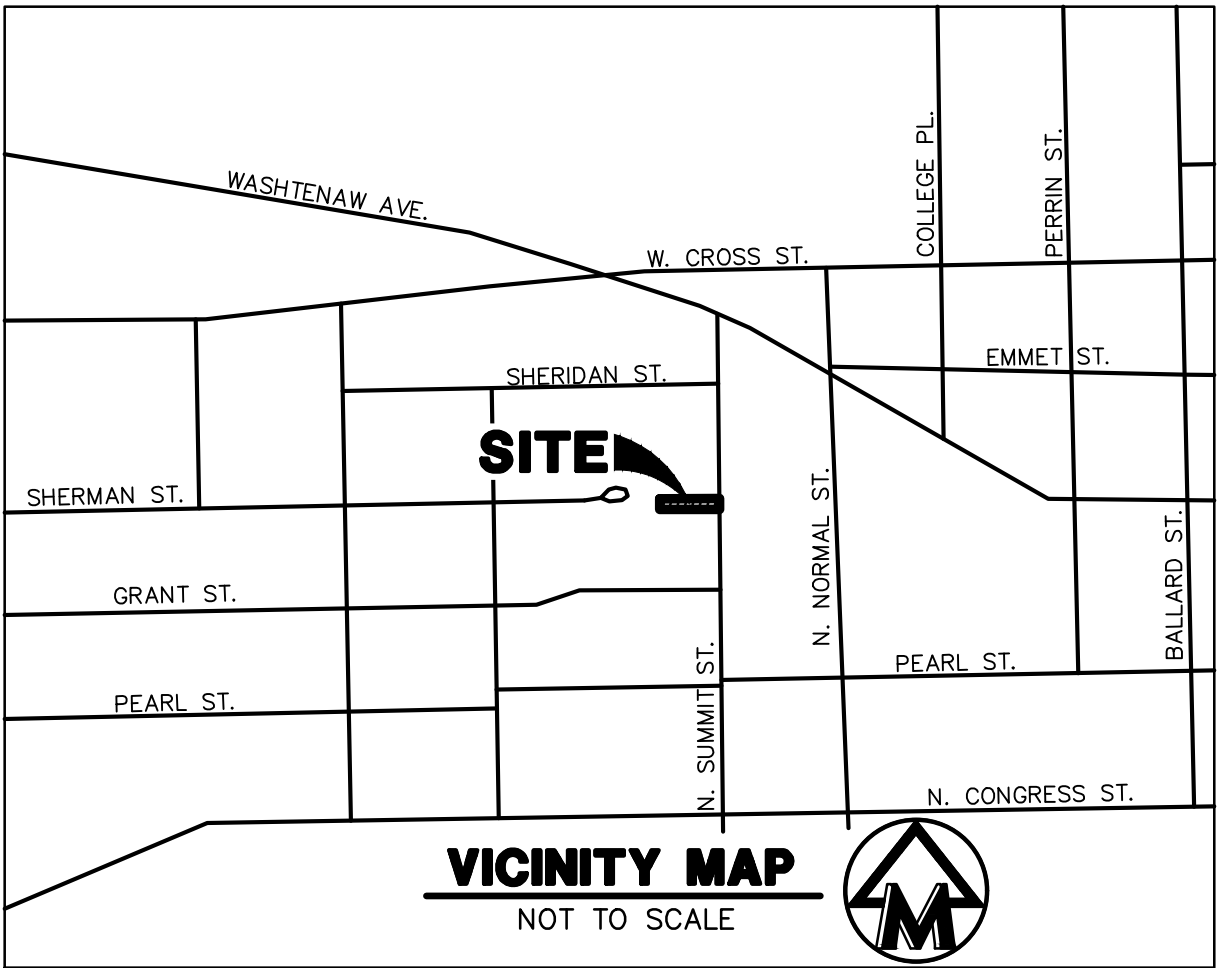
Conditions

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements.
2. Applicant to provide architectural plans that satisfy all concerns regarding the front porch and sliding doors for staff review.
3. Applicant to provide a dedicated access for pedestrians and bikes to and from the back of the property.
4. Applicant to provide a front entrance to the structure or to apply for a variance to permit the door locations to remain as proposed on the side of the house.
5. Applicant to provide an executed easement for the shared access drive to the north and the south of site for staff.
6. Applicant to increase the size of the curbed island with the tree or to move the tree elsewhere internal to the site.
7. Applicant to provide curbing for aisle-ends & corners on the north end of the lot.
8. Applicant to provide staff with a lighting plan and cut sheets for lights for staff review.
9. Applicant to provide more details on the dumpster enclosure for engineering review and an executed shared use agreement for access.
10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the south side of the parking lot that meets the existing fence on the west or apply for a variance.
11. Applicant to address all engineering concerns as listed in the engineering review.

Cynthia Kochanek
Preservation Planner, Community & Economic Development Department

CC File, Applicant, Midwestern Consulting

203 N. SUMMIT
SITE PLAN
SECTION 8, T3S, R7E,
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN



OWNER/APPLICANT/DEVELOPER

JAMAL KASHAM
4218 RIDGEWOOD DR.
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PH. (734) 545-4832

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: HEATH HARTT, P.E.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A MULTI-FAMILY DWELLING. THE PROPOSED 2 STORY MULTI-FAMILY DWELLING WILL CONSIST OF 3 COTTAGE UNITS.

SITE DATA COMPARISON CHART

ZONING COMPARISON	EXISTING	REQUIRED/ PERMITTED	PROPOSED
Zoning	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid	Core Neighborhood, CN-Mid
Use	Single Family Attached		Multiple Family Dwelling, Max 4 (Special Use)
Building Type	Cottage	Cottage	Cottage
Building Footprint (s.f.)	1063	--	1777
Lot Requirements			
Lot Size (s.f.)	4982.7	2500 Min, 6300 Max	4982.7
Lot Width (ft)	32.54	25 Min, 35 Max	32.54
Lot Depth (ft)	152.91	50 Min, 150 Max	152.91
Lot Coverage (%)	21%	70% Max	36%
Building Envelope/Setbacks			
Front	N/A	10' Min, 20' Max	18'
Side	N/A	3' Min	3.5' / 5.97'
Rear	N/A	5' Min	50.97'
Frontage Buildout (%)	66%	70% Min, 90% Max	71%
Building Height, Principal (stories)	2	1 Min, 2 Max	2 (18')

LEGAL DESCRIPTION

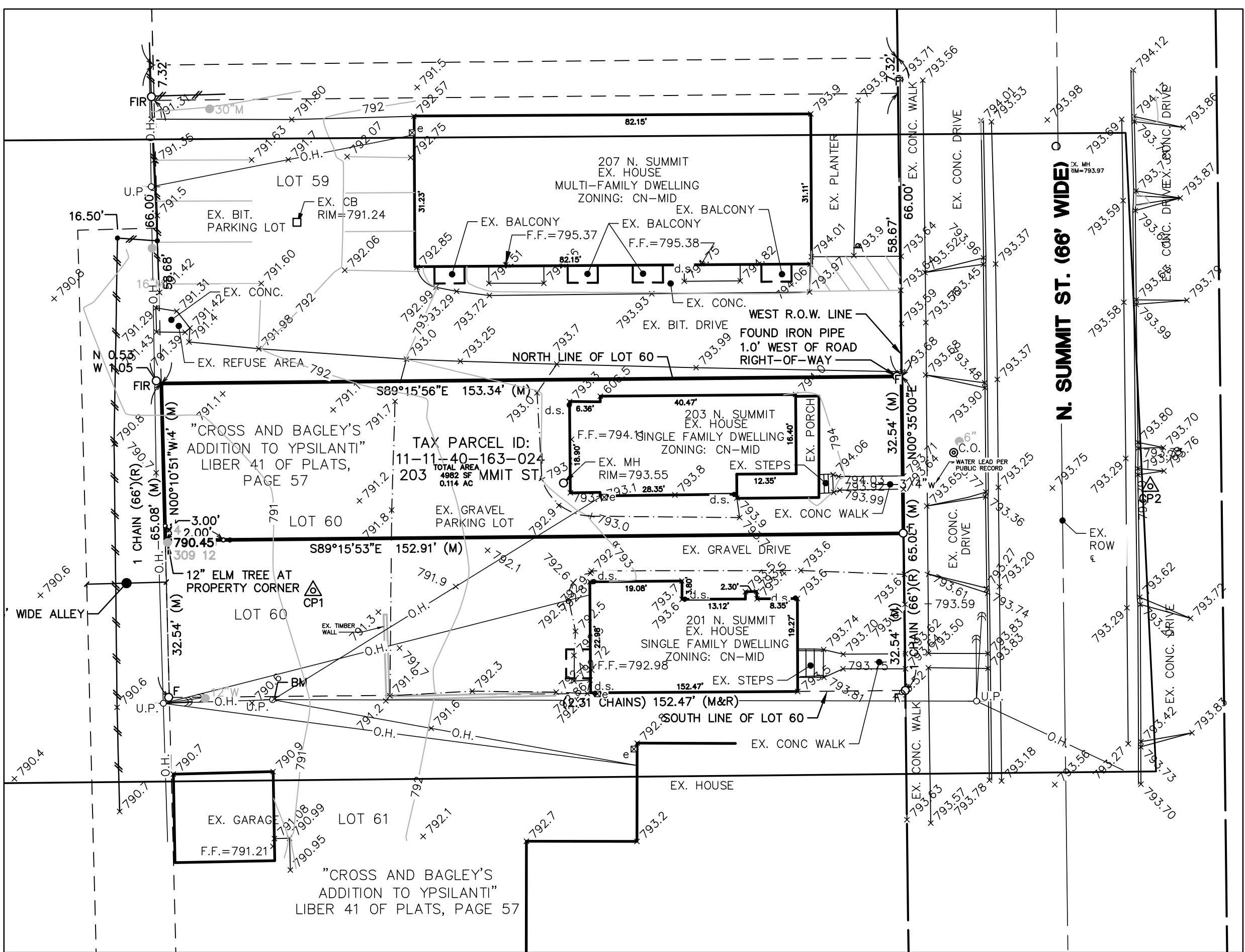
(from Warranty Deed as recorded in Liber 5203, Page 714, Washtenaw County records)

The north half of lot 60, Cross and Bagleys Addition to the City of Ypsilanti, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber V of Deeds, on Page 243, Washtenaw County Records.

SHEET INDEX

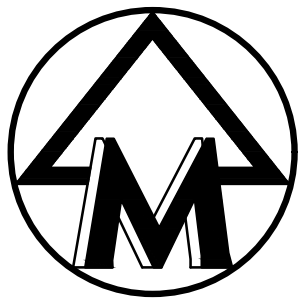
- # SHEET TITLE
- 01 COVER SHEET
 - 02 DEMOLITION AND PROPOSED CONDITIONS PLAN
 - 03 SITE DETAILS
 - 04 ELEVATIONS
 - 05 FLOOR PLAN

EXISTING CONDITIONS



BENCHMARK

SPIKE IN NORTH SIDE OF UTILITY POLE ±21'
EAST OF REAR PROPERTY LINE OF LOT 61
ELEV.=791.78 (NAVD 88)



SCALE: 1" = 20'

0 20 40 60



LEGEND

- 838 EXIST. CONTOUR
- x836.2 EXIST. SPOT ELEVATION
- o- U.P. EXIST. UTILITY POLE
- GUY WIRE
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. CATCH BASIN OR INLET
- EXIST. CLEANOUT
- FENCE
- SINGLE TREE
- ELECTRIC METER
- POST
- SET IRON PIPE
- FOUND IRON PIPE
- CONTROL PT.
- EXIST. DOWNSPOUT
- SIGN

TREE LEGEND

- E ELM
- M MAPLE
- W WALNUT

203 N. SUMMIT

JOB No.	18085	DATE: 04/23/18
REVISIONS:		SHEET 01 OF
PER MUNICIPAL COMMENTS	05/16/18	CADD:
PER PC COMMENTS	07/06/18	ENG: HTH
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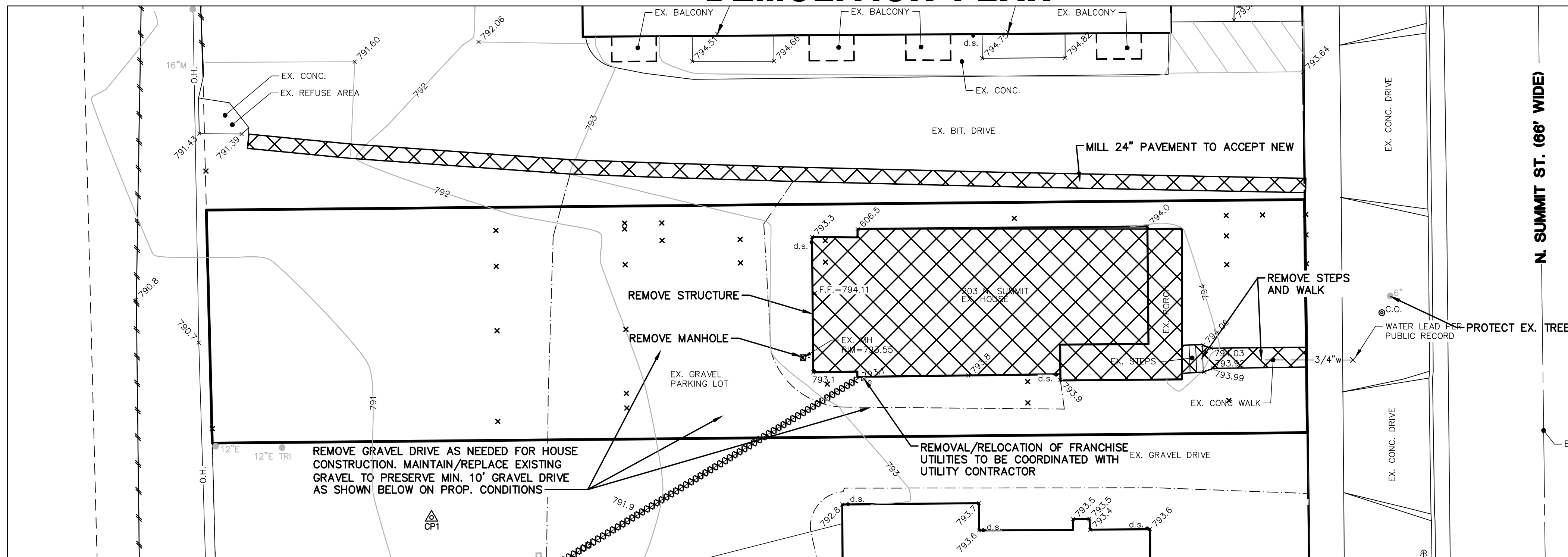
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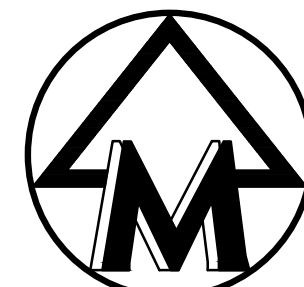
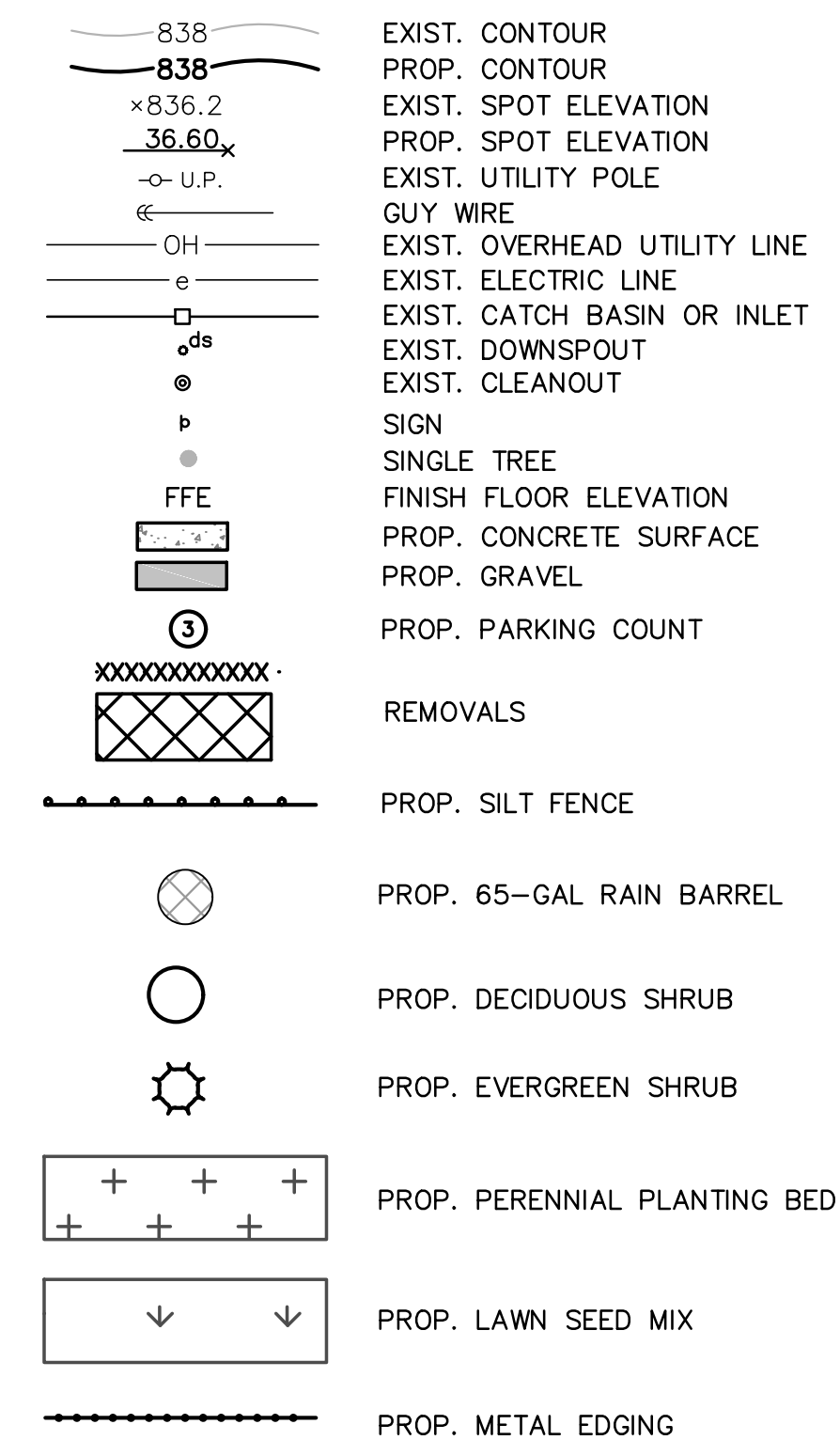
DATE

HEATH HARTT, P.E.
P.E. #

DEMOLITION PLAN



LEGEND



SCALE: 1" = 10'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 10, 20, and 30.

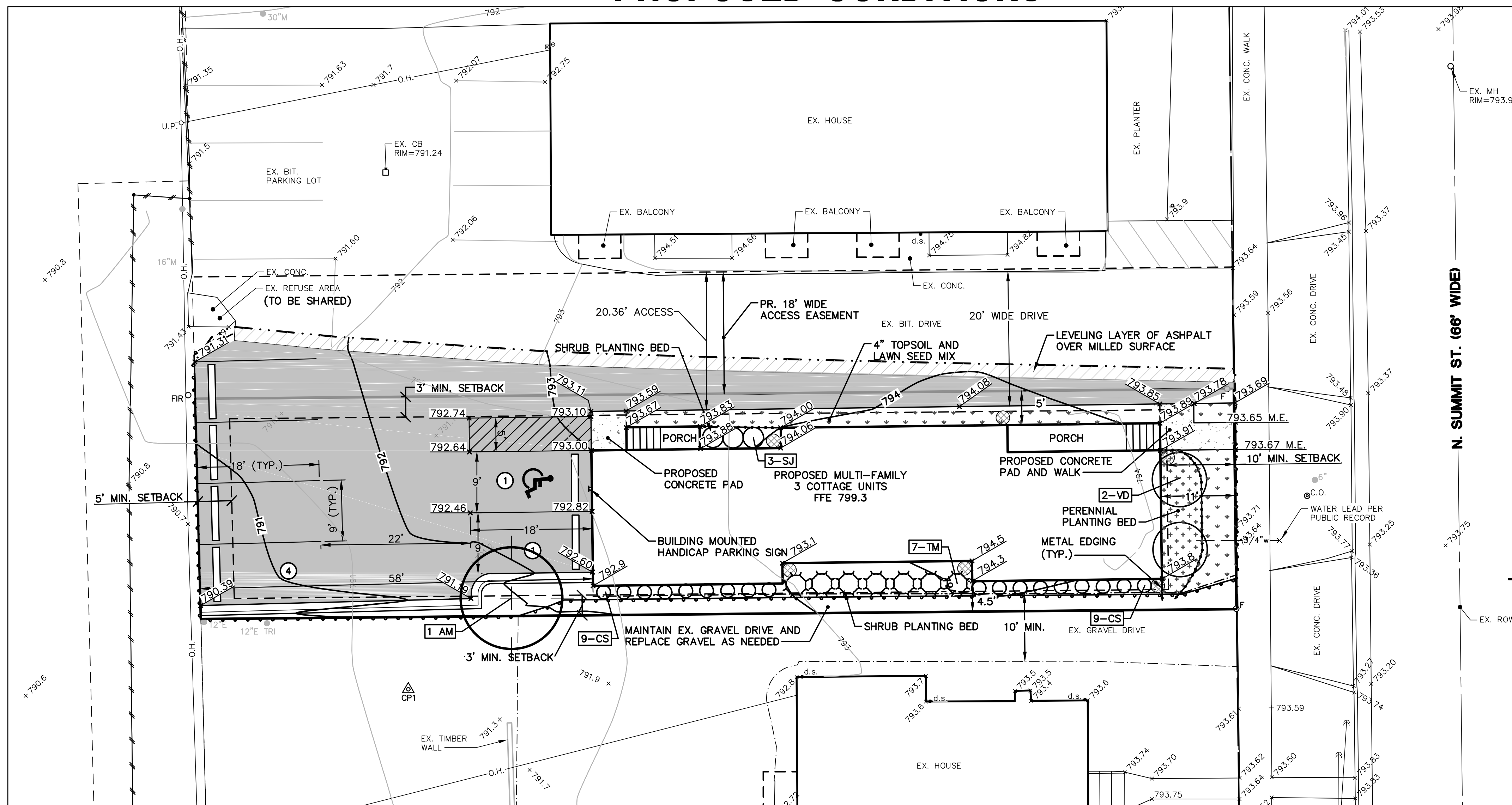


Know what's below.
Call before you dig.

NOTES

1. THE BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND IS BASED ON A SCALED ARCHITECTURAL FLOOR PLAN PDF DRAWING PROVIDED BY THE CLIENT, DATED OCTOBER 10, 2017.
2. BICYCLE PARKING IS PROPOSED TO BE ACCOMMODATED ON THE COVERED PORCHES.
3. ALL PROPOSED LIGHTING SHALL BE BUILDING MOUNTED LIGHTING.
4. ALL OUTDOOR LIGHTING SHALL NOT SHINE ON ADJACENT PROPERTIES OR OCCUPIED DWELLINGS, OR OTHERWISE IMPACT VEHICULAR OR PEDESTRIAN TRAFFIC ON NEARBY STREETS, DRIVES, WALKWAYS, OR GENERAL RIGHTS-OF-WAY.
5. LIGHT FIXTURES SHALL BE FULL CUTOFF OR PLACED UNDER COVERED PORCHES.
6. OUTDOOR LIGHTING SHALL NOT EXCEED THE HEIGHT OF 16 FEET.

PROPOSED CONDITIONS



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

STORMWATER MANAGEMENT

C-Values (Rational Method)			NRCS CN's	
Building/ Pavement	0.95		Building/ Pavement	98
Gravel	0.85		Gravel	91
Lawn	0.45		Lawn	84

Pre-Development							
	Area		C	A°C	First Flush (1") Runoff Volume (Rational Method)	2-Year (24Hr) (2.35") Runoff Volume (NRCS Method, from HCAD)	100-Year (24Hr) (5.11") Runoff Volume (NRCS Method, from HCAD)
	sf	ac			cf	cf	cf
Gravel Bldg/Pavement Lawn	1457	0.033	0.85	0.028			
	1115	0.026	0.95	0.024			
	2409	0.055	0.45	0.025			
Total	4981	0.114	0.68	0.078	282	550	1609

Post-Development							
	Area		C	A°C	First Flush (1")	2-Year (24Hr) (2.35")	100-Year (24Hr) (5.11")
	sf	ac			Runoff Volume (Rational Method)	Runoff Volume (NRCS Method, from HCAD)	Runoff Volume (NRCS Method, from HCAD)
Gravel Bldg/Pavement Lawn Total					cf	cf	cf
	260	0.006	0.85	0.005			
	3879	0.089	0.95	0.085			
	842	0.019	0.45	0.009			
	4981	0.114	0.88	0.098	357	755	1880

	cf	cf	cf
Pre-Development to Post-Development Runoff Volume Increase	75	205	271

Proposed Detention Provided: $6 \text{ Barrels} * 65 \text{ Gal} / (7.48 \text{ Gal/cf}) =$
Six (6) 65-Gallon Rain Barrels

THE PROPOSED DEVELOPMENT WILL INCREASE THE OVERALL SITE IMPERVIOUSNESS IN COMPARISON WITH EXISTING (PRE-DEVELOPMENT) CONDITIONS. DUE TO THE RESIDENTIAL LOT SIZE CONSTRAINTS OF THE SITE/ADJACENT PROPERTIES AND THE LACK OF AN AVAILABLE DISCHARGE POINT SOURCE, ON-SITE STORMWATER DETENTION WILL CONSIST OF SIX (6) RAIN BARRELS, EACH HAVING A CAPACITY OF 65-GALLONS (8.7 CF). THE TOTAL RAIN BARREL VOLUME OF 52.1 CF WILL PROVIDE SOME CAPACITY FOR THE TREATMENT/DETENTION FROM THE PROPOSED DEVELOPMENT.

LANDSCAPE REQUIREMENTS/PLANT SCHEDULE

ROV			
Conflicting Land Use Screening	Allowed/ Required N/A	Proposed N/A	
Street Trees	1 per 30 linear feet = 1 tree required	1 existing tree to remain	
Foundation Landscaping	N/A	N/A	
Site Landscaping	10% site landscaping - 499sf required	504sf provided	
Outdoor trash storage	Screening from street	N/A - shared area on adjacent property at rear of property	

Total	Code	Scientific Name	Common Name	Root	Size	Spacing	Notes
Trees							
1	AM	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	2.5" cal.	As Shown	Single Stem
Shrubs							
18	CS	<i>Cornus stolonifera</i> 'Farrow'	Arctic Fire Red Twig Dogwood	#5 Cont	24-30" ht	4' o.c.	
2	VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	#5 Cont	30-36" ht	8' o.c.	
3	SJ	<i>Spiraea japonica</i> 'Darsnorm'	Snowstorm Spirea	#5 Cont	24-30" ht	3' o.c.	
7	TM	<i>Taxus x media</i> 'Everlow'	Everlow Yew	#5 Cont	24-30" ht	4' o.c.	
Perennials							
55	EG	<i>Epimedium grandiflorum</i> 'Lilaeef'	Lilac Fairy Epimedium	#1 Cont.	12" o.c.		front half of perennial planting bed
25	HO	<i>Hosta 'Patriot'</i>	Patriot Hosta	#1 Cont.	24" o.c.		back half of perennial planting bed

LANDSCAPE NOTES

- For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
- Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti.
- Water outlets shall be provided within 150 feet of all required plantings.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch. All planting beds are to receive four (4) inches of shredded bark mulch.
- All disturbed areas not to be seeded with native seed mix shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
Lawn (turfgrass) seed mix shall consist of:
 - 15% Rugby Kentucky Bluegrass
 - 10% Park Kentucky Bluegrass
 - 40% Ruby Creeping Red Fescue
 - 15% Pennine Perennial Ryegrass
 - 20% Scaldis Hard FescueSeed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- All seeded areas with slopes less than 1:3 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All compacted subgrade soils in landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
 - Ratio of Loose Compost to Topsoil by Volume: 1:4.
 - Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
 - Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED

3" SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

SHRUB PLANTING DETAIL

NOT TO SCALE

NOTE:
PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

4" MULCH AS SPECIFIED

3" SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

PLANT MIXTURE AS SPECIFIED

SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

NOTE:
SPECIAL PLANTING MIX REQUIRED FOR ERICACEOUS PLANTINGS AS SPECIFIED.

EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

Landscape Maintenance Schedule					
Perennial/Shrub Planting Beds		Winter	Spring	Summer	Fall
Maintenance Task					
Soil Testing					
Place plant material orders as needed					
Prune shade trees, summer flowering shrubs, hedges and groundcovers					
Remove mulch from crown of perennials; remove winter mulch					
Press perennials that frost heaved in the winter back into ground					
Check evergreen plants for removal of dead leaves					
Fertilize Trees and Shrubs, planting beds					
Clean flower beds, remove winter weeds and dead plant material left for winter interest					
Apply double shredded bark mulch to tree/shrub beds and ground leaf compost to flower beds					
Divide and replant summer and fall blooming perennials (when growth is 3-4in high); cut back if needed					
Install new plantings, add compost during planting; pinching perennials may be necessary					
Replace dead/poor health perennials and grasses					
Water new transplants and newly planted trees and shrubs					
Prune spring blooming shrubs immediately after flowering					
Prune wither damaged branches or plants that have not begun to grow after last frost					
Replace mulch as necessary					
Weed flower beds routinely					
Inspect plants for pests and treat as necessary					
Thin out perennial beds and prune plants as needed					
Water beds as needed					
Deadhead spent blooms, deadleaf yellowing foliage					
Fertilize perennials, especially cut back plants and heavy feeding perennials					
Cut back perennials that bloom second time to basal foliage					
Prune perennials and shrubs to maintain spacing in bed					
Add touch up mulch to planting beds					
Rake leaves, mow or shred for composting					
Clean up planting beds - remove yellowing foliage not left for winter interest, remove stakes/hoops					
Top-dress planting beds with organic matter if not done in spring					
Winter mulch tender plants once ground is frozen					
Turfgrass Areas		Winter	Spring	Summer	Fall
Maintenance Task					
Remove wet leaves, fallen branches/twigs					
Apply pre-emergent crabgrass control herbicide to cool season turfgrass					
Fertilize lawn					
Aerate lawn as needed (every two years)					
Inspect for grubs, treat as needed					
Hand remove weeds, Spot application of herbicide if necessary					
Weekly mowing of turfgrass (when reaches height of 2.5 to 3 in.), leave grass clippings, remove clumps					
Bi-weekly edging of turfgrass					
Deep water lawn areas (~1 inch per week)					
Prepare and seed bare areas					
Water newly seeded areas					
Rake leaves or mow and leave for composting					
Fertilize lawn					
Routinely remove debris such as leaves, twigs, trash, etc.					

NOTE: REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.

2"-3" WIDE BELT-LIKE, NYLON OR PLASTIC

2"x2" HARDWOOD TREE STAKE

12-14 GA. GALV. DOUBLE STRAND, TWISTED WIRE

TREE STAKES-3 PER TREE, 120° APART

4" MULCH, AS SPECIFIED

REMOVE BURLAP FROM TOP 1/3 OF BALL; REMOVE ALL PLASTIC WRAP AND FABRIC; REMOVE ALL ROT PROOF WRAP

3" SAUCER

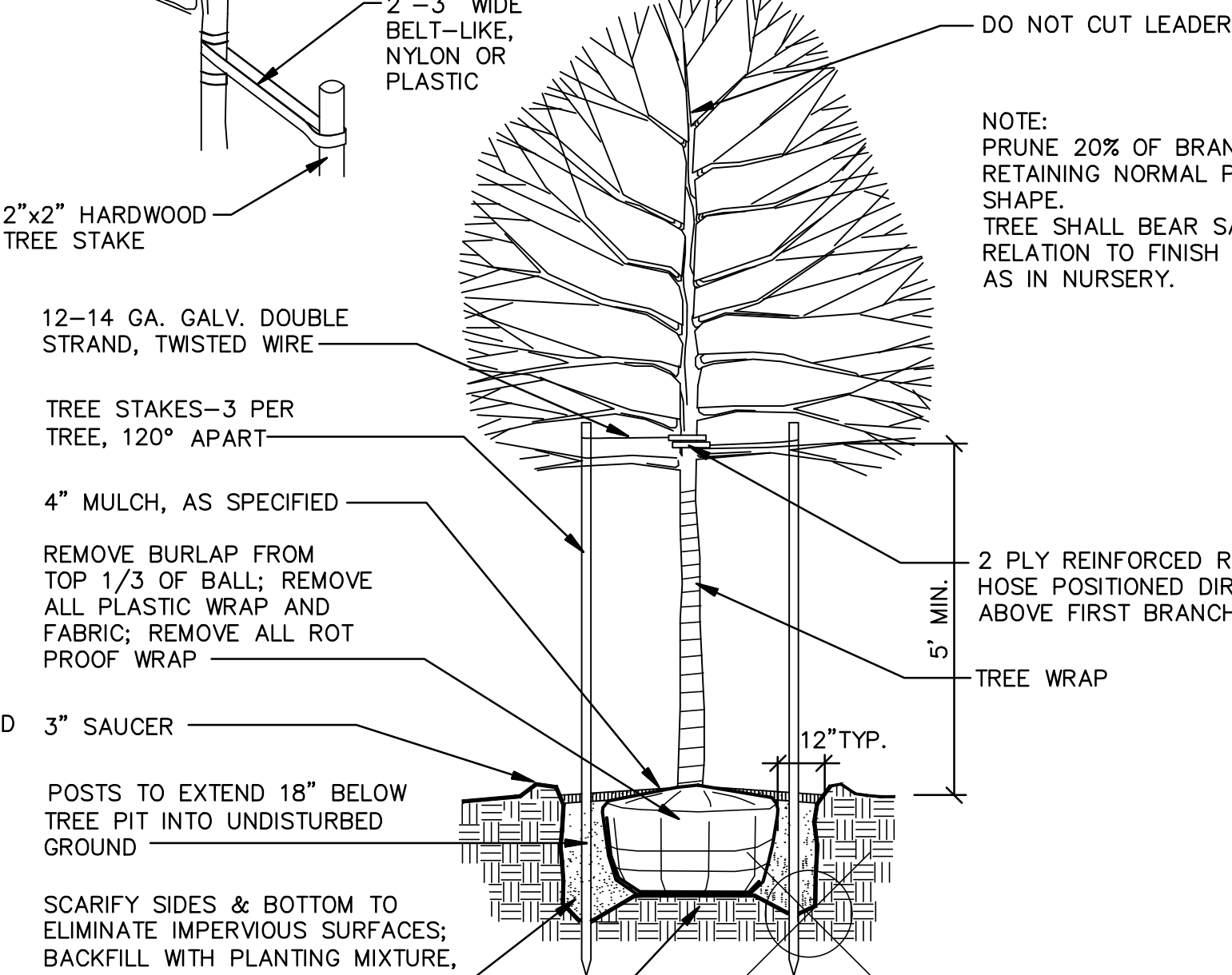
POSTS TO EXTEND 18" BELOW TREE PIT INTO UNDISTURBED GROUND

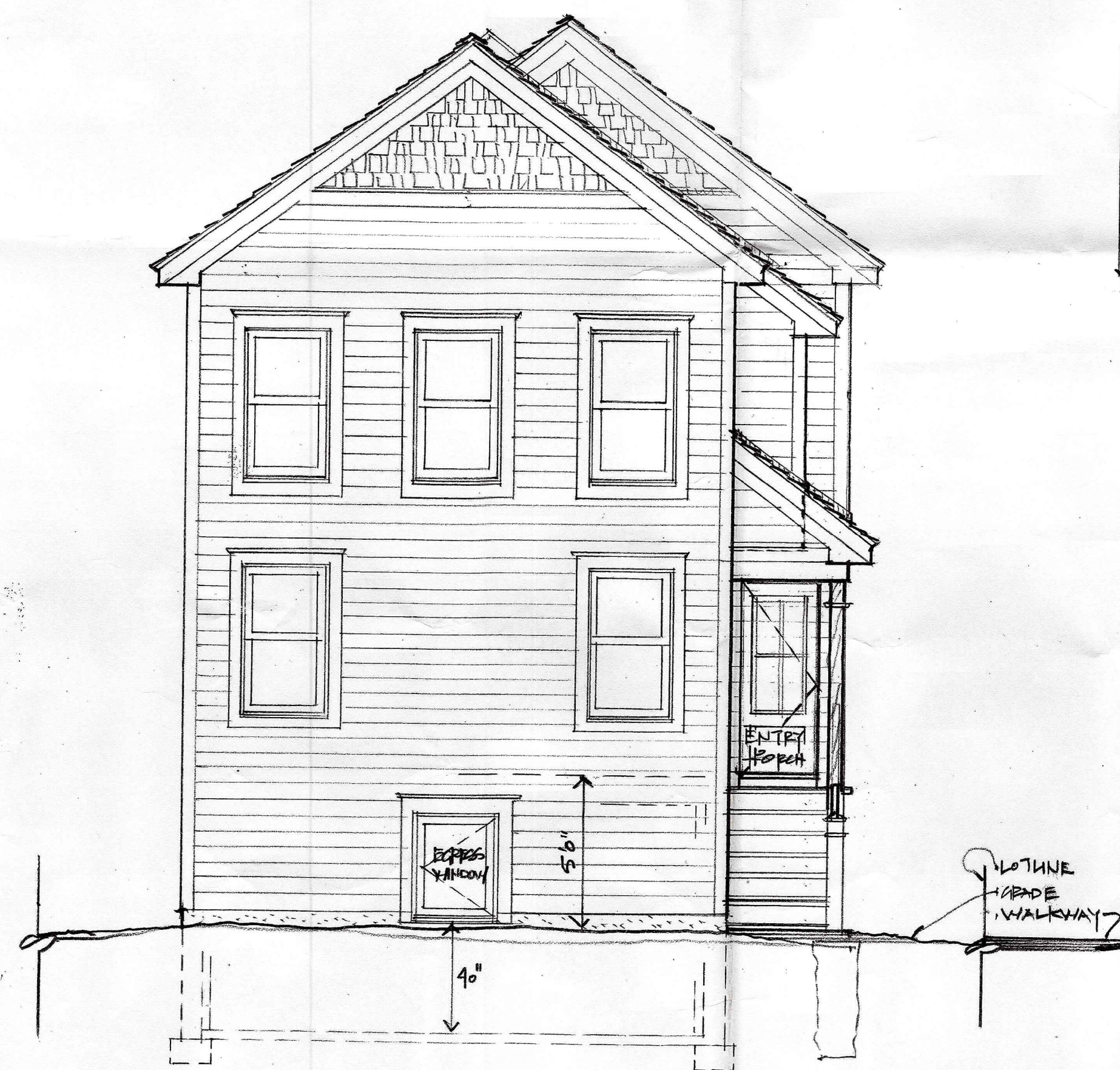
SCARIFY SIDES & BOTTOM TO ELIMINATE IMPERVIOUS SURFACES; BACKFILL WITH PLANTING MIXTURE, AS SPECIFIED

SET BALL ON 4" COMPACTED SOIL OR 4" MOUND OF UNDISTURBED SUBGRADE

DECIDUOUS TREE PLANTING DETAIL

2-1/2" CAL. OR SMALLER

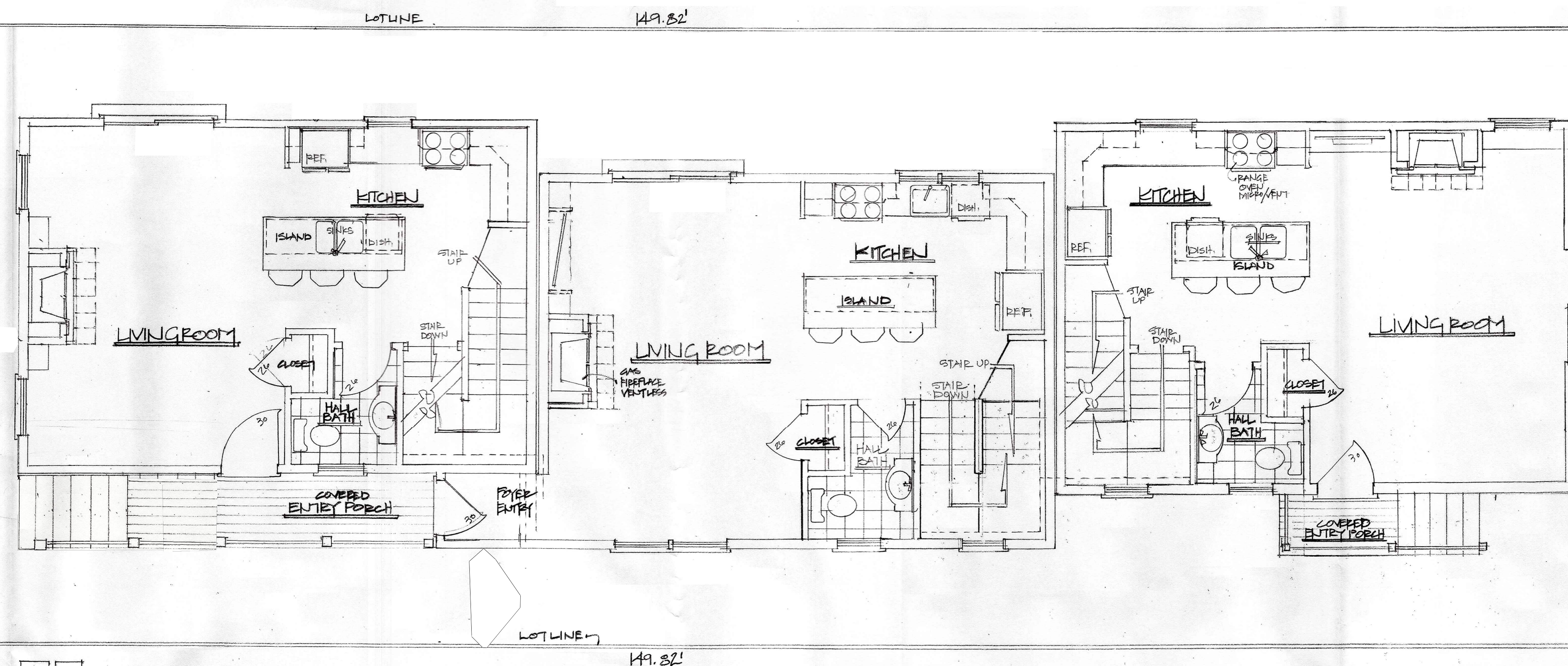




☐ ☐ FRONT ELEVATION
 SCALE 1/4" = 1'-0"

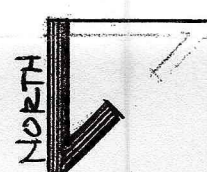


☐ ☐ NORTH SIDE ELEVATION (ASPHALT ENTRY SIDE)
 SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN

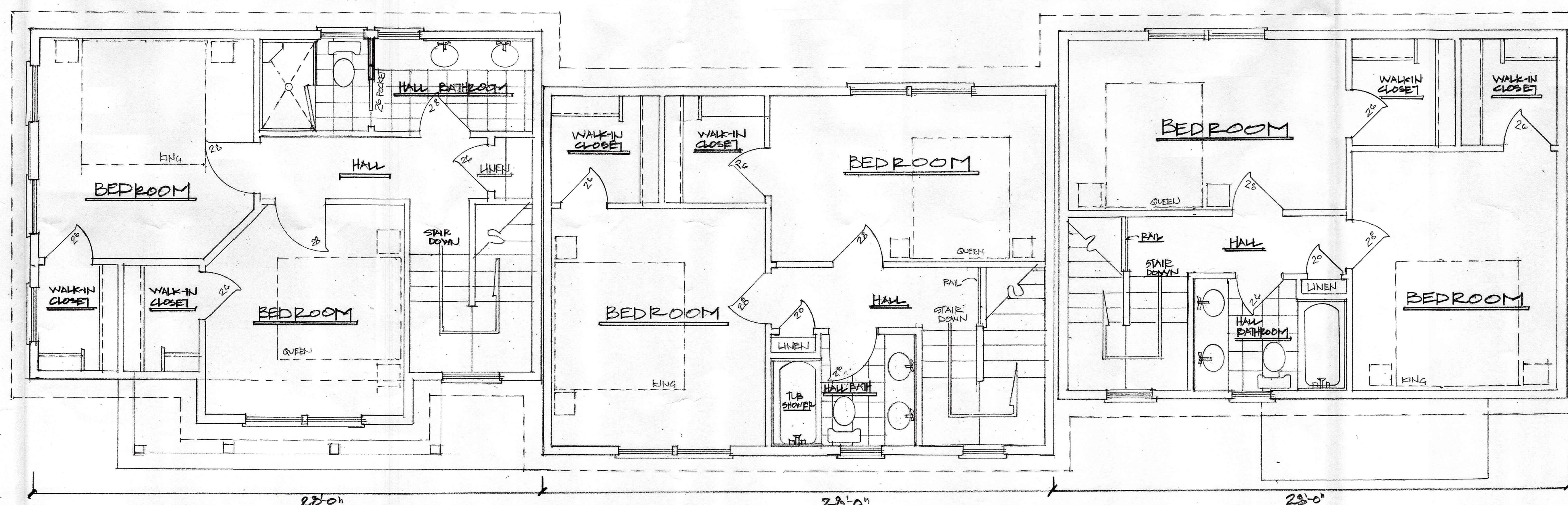
SCALE 1/4" = 1' 0"



PRELIMINARY 3 COTTAGE UNITS
FOR 203 N. SUMMIT STREET
YPSILANTI, MICHIGAN

JNS COMMERCIAL DEVELOPMENT
455 E. EISENHOWER PARKWAY SUITE 70
ANN ARBOR, MI;

OCTOBER 10, 2017 = ZONED -
APPROX. 1,120 SQFT. PER COTTAGE UNIT ON 2 FLOORS
33600 SQFT PROJECT SIZE



SECOND FLOOR PLAN

SCALE 1/4" = 1' 0"

10



Date: July 6, 2018

To: City of Ypsilanti
Community and Economic Development
One South Huron Street
Ypsilanti, MI 48197
(734) 483-9646

Attn: Cynthia Kochanek

Re: Special Use and Site Plan for 203 N. Summit
Midwestern File No.: 18085

Dear Ms. Kochanek:

Midwestern Consulting has previously submitted site plans for review for the 203 N. Summit Special Use and Site Plan, and has received Planning comments and Engineering comments. We have revised the plans to incorporate the requested changes, and offer the following as a response to the comments and description of changes.

LETTER DATED JUNE 27 FROM CYNTHIA KOCHANЕК, PRESERVATION PLANNER:

1. Applicant to place a front porch or stoop on the house, or extend the side porch around to the front to provide a front "joint entrance," and meet the private frontage requirements as well as provide a front entrance to the structure, or to apply for a variance to permit the door locations to remain on the side of the house.
It is proposed that the previously proposed porch and overhead roof will be extended to the front face of the house. Architectural plans are in the process of being revised.
2. Applicant has shown sliding doors on both first and second levels of the proposed structure, on the south side, but has not submitted elevations nor details on what said doors open to. Applicant to provide additional detail. Note that such decks/porches are subject to the 3' side yard setback pursuant to §122-654(a) (2).
The previously shown sliding doors are proposed to be replaced with picture windows.
3. Applicant to provide an easement for the shared access drives to the north and south of the site.
The draft shared use agreement has been included. The draft easement legal description and sketch will be provided for detailed engineering.
4. Applicant to reconfigure the parking lot to accommodate parking spaces in the required dimensions of 9' x 18' and an adequate ingress and egress drive at 20'.
The parking lot has been revised to provide the required parking dimensions and ingress/egress drive width.
5. Applicant to pave the accessible parking space, provide an access aisle and correct the length of this space.
The proposed parking area has been shown as a paved surface.
6. Applicant to satisfy the engineering requirements for the gravel parking area.
The proposed parking area has been shown as a paved surface.

7. Applicant to provide one tree internal to the site.

An internal tree has been provided.

8. Applicant to provide staff with an exterior lighting location plan and cut sheets for staff review.

The lighting fixtures will be provided by the Architect once a final selection has been made. It is anticipated that exterior lighting will be placed under covered porches or will have full cutoff. All outdoor lighting will not shine on adjacent properties or occupied dwellings.

9. Applicant to provide a shared use agreement for access to the existing dumpster, or submit a statement that the residents will be able to take advantage of curbside municipal pickup. If the latter, applicant to provide either a suitable, screened outdoor location for garbage can storage or mandate that garbage cans are to be stored indoors and in a sanitary condition, if latter option complies with the adopted Property Maintenance Code.

A draft shared use agreement has been provided for your review. It is anticipated that the existing dumpster will be shared.

10. Applicant to provide a visual buffer of at least 80% opacity and 6' height on the west side and south side of the site.

We are respectfully requesting a variance from this requirement. Due to space requirements and the proposed shared use of property along the south property line it is not practical to install a fence at this location. There is already a fence located several feet off the west property line and the installation of a second visual barrier would create a small area which would not be visible and could potentially create an unsafe area free of any observation from adjoining properties.

11. Applicant to provide more details on landscaping species and provide a maintenance plan for staff review.

Additional details have been provided.

12. Applicant to address all engineering concerns as listed in the OHM letter dated June 1, 2018.

Noted. See responses below.

ENGINEERING LETTER DATED JUNE 1, 2018 FROM JESSICA KATERS, OHM :

1. The applicant shall review the City of Ypsilanti's parking standards and revise the dimensions of both the parking spaces and maneuvering lanes to comply with City standards in accordance to Sec. 122-685 of the municipal code.

Dimensions for the parking spaces have been revised.

2. The applicant shall add benchmarks to the topographic plan.

A benchmark has been provided on the plans.

3. The plans shall include the location of all existing underground utility lines (i.e. water, sanitary, storm sewer, franchise, etc.).

Underground utilities have been shown to the extent known.

4. It appears the applicant is proposing a gravel parking lot. Per City ordinance, surface alternatives to pavement may be considered (see Section 122-683). The applicant shall pave an apron into the proposed gravel parking area (minimum 5-feet). In addition, the proposed handicapped parking space must be paved to maintain compliance with ADA regulations. The plans shall be reviewed and revised accordingly.

The parking surface has been revised to show asphalt pavement.

5. The applicant shall review the proposed handicapped parking space to ensure ADA compliance. Additional spot elevations for the parking space as well as the sidewalk at the entrances shall be provided for verification purposes. In addition, plans shall include ADA compliant sidewalk ramp details on the plans (i.e. current MDOT R-28 series, etc.).

Spot grading has been shown to reflect compliance with ADA access.

6. It appears there is an existing dumpster servicing the adjacent property to the north. Plans shall include the existing dumpster location and provide clarification if it is to be relocated. In addition, clarification is also needed to determine if this existing dumpster will serve this site in addition to the existing neighbor. An agreement with the adjacent property owner may need to be established if the dumpster is proposed to be shared.

A draft shared use agreement has been included for review.

7. It appears all proposed entrances to the building involve stairs, and the applicant shall consider adding an ADA entrance to the building, if necessary.

The space limitation for the building do not lend to providing an ADA unit and therefore an ADA entry is not proposed.

8. The applicant shall include any removals of existing landscaping or trees on the plans.

There are no trees or landscaping of significance present to be removed.

9. It is recommended the applicant label the addresses of the adjacent properties on the plans.

The addresses have been shown on the plans.

Should you have any further concerns or have further questions, please feel free to contact Heath Hartt by phone at (248) 697-7690, or email at HTH@MidwesternConsulting.com . We look forward to your feedback.

Sincerely,
MIDWESTERN CONSULTING



Heath Hartt, P.E.
Project Manager

This Shared Maintenance and Easement agreement (the Agreement) is made **July 5, 2018**, between **Properties of Ann Arbor, LLC of 455 E. Eisenhower Pkwy., Ste.70, Ann Arbor, MI 48108** (Party A), and **Properties of Ann Arbor, LLC of 455 E. Eisenhower Pkwy., Ste.70, Ann Arbor, MI 48108** (Party B), (together known as the Parties) for the purpose of governing the maintenance, improvement, and repair of the driveway and 18 feet wide parking space shared by their two adjoining parcels.

1. Property affected.

- a. Party A is the owner of Parcel A, which is commonly known as 207 Summit, Ypsilanti, MI 48197 and described as *OLD SID - 11 11-175-059-00 YP CITY 21W-83 S 58.68 FT OF LOT 59 CROSS & BAGLEY'S ADDITION, and
- b. Party B is the owner of Parcel B, which is commonly known as 203 Summit, Ypsilanti, MI 48197 and described as *OLD SID - 11 11-175-060-10 YP CITY 21W-84 N 1/2 OF LOT 60 CROSS & BAGLEY'S ADDITION.

2. Driveway and Parking Space description. Parcel A and Parcel B share a common driveway, this shared driveway and parking space is created by easement. The shared driveway and parking space is provided as Exhibit A and described as **[legal description of the shared driveway/parking space]**.

3. Purpose of this Agreement. Party A and Party B have entered into this Agreement to provide access, refuse and parking between the Parties and to govern the maintenance, improvement, and repair of the shared driveway. This Agreement will cover the costs, responsibilities and scheduling requirements of the maintenance, improvement, or repair of the driveway and 18 feet wide lot.

4. Sharing of costs for maintenance, improvement, repair, and removal of snow and ice. Party A and Party B agree to each be responsible for 50 percent of the cost of maintenance of the shared driveway and 18 feet wide lot, including without limitation, maintenance, improvement, or repair of the driveway surface and snow and ice removal.

5. Creation of the right to a lien for nonpayment. Party A and Party B agree that the other party shall have the right to place a lien against the property of the other for the other party's nonpayment of 50 percent of the costs of maintenance, improvement, or repair of the shared driveway and 18 feet wide lot.

6. Responsibility for snow and ice removal. Party A shall be responsible for removing snow and ice from the shared driveway, either personally or through the engagement of an outside contractor. Party B shall be responsible for removing snow and ice from the shared 18 feet wide lot behind Parcel B, either personally or through the engagement of an outside contractor.

7. Maintenance, improvement, or repair. When any maintenance, improvement or repair work is to be performed, Party A and Party B shall mutually agree to a detailed maintenance, improvement and/or repair schedule as necessary.

8. Transferees, successors, and assigns. Party A and Party B intend this Agreement to bind and benefit the owners and occupiers of both parcels and their transferees, successors, and assigns.

/s/ _____
Mahmune Kasham

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County, Michigan _____ by Dalia Kasham.

/s/ _____

Notary Name:

Notary public, State of Michigan, County of _____.

My commission expires _____.

If acting in county other than county of commission: Acting in the County of _____.

/s/ _____
Jamal Kasham

STATE OF MICHIGAN)
_____ COUNTY)

Acknowledged before me in _____ County, Michigan _____ by Jamal Kasham.

/s/ _____

Notary Name:

Notary public, State of Michigan, County of _____.

My commission expires _____.

If acting in county other than county of commission: Acting in the County of _____.



July 13, 2018

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

Attention: Ms. Bonnie Wessler

Regarding: 203 N. Summit St
Site Plan Review No. 2
OHM Job No. 0094-18-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for the demolition of an existing residential site and the proposed construction of a multi-family residential building containing three (3) units.

We have completed the second site plan review of the plans dated April 23, 2018 and received by OHM Advisors on July 10, 2018 for compliance with local ordinances and general engineering standards.

At this time, the plans are recommended for site plan approval for the Planning Commission's consideration contingent on the minor comments provided being addressed prior to submitting for detailed engineering review. 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 noted in their response letter dated July 6, 2018 that the parking surface was revised to be asphalt. The applicant shall update the proposed conditions and the legend on Sheet 2 to clarify where the proposed HMA is located.
2. The applicant noted in their response letter dated July 6, 2018 that a draft of a shared use agreement in regards to the existing dumpster was provided for review but it appears it was not provided with this submittal. The applicant shall provide a draft of the shared use agreement with their next site plan submittal.
3. It is recommended the applicant relocate the proposed tree near the southeast corner of the building off of the existing water service to prevent root damage to the service in the future.

PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

The following comments should be addressed by the applicant during the detailed engineering drawing submittal, but do not affect the recommendation for approval to the City of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide details on how the roof drains connect to the rain barrels. Additionally, a maintenance plan and responsibility of maintenance shall be included.
2. The applicant shall provide a legal description and sketch of the proposed 18-foot wide access easement.

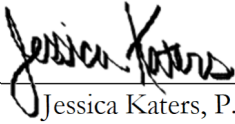


3. It appears the plans include the north and front elevations. The plans shall also include south and rear elevation drawings.
4. Although the applicant provided a benchmark on the plans, a minimum of two (2) benchmarks shall be provided, per Ypsilanti City Standards, in the event that one of them is not accessible during construction. The applicant shall review and revise accordingly.
5. We defer to YCUA on the acceptability of the existing $\frac{3}{4}$ " water service.

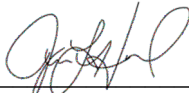
The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

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

Sincerely,
OHM Advisors



Jessica Katers, P.E.



Jessica Howard

JLK, JLH, sls

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

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Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- Private Frontage Design
Public Hearing: Text Amendment



July 2018

**Text Amendment
Required Private Frontages**

GENERAL INFORMATION

Applicant:	City of Ypsilanti
Application Date:	June 2018
Action Requested:	Zoning Ordinance Text Amendment regarding Private Frontage design standards for Single Story Commercial and Large Single Story Commercial Building Types (122-477, 122-478, 122-485 (potential new))
Staff Recommendation:	Approval.

BACKGROUND

The Planning Commission has seen two applications for new construction &/or expansion for single-story commercial building types within the NC district (April) and the GC district (June). These are the first applications since the Commercial frontage has been made mandatory as part of the “bug fix.” The first building was located the NC district, in a very walkable location, and the required Commercial frontage type (122-484) made sense for that location; the applicant, however, proposed something not in keeping with either the standards or the spirit of the section, and has seen fit to pursue a variance. The second application was for a much less walkable location in the GC district at the south border of the City, and proposed a frontage in keeping with the spirit of the requirement; however, this applicant has also chosen to pursue a variance.

The majority of applications this body has seen have been for renovations/expansions of existing buildings, and the Commercial frontage has been “encouraged,” not required; this appears to have resulted in satisfactory developments. Both single-story developments feeling that the full requirement necessitates a variance, however, is a signal that it may not be a good fit. However, it is not desirable to have private frontage standards be purely optional, as they were in the past. Thus, staff is suggesting a middle ground: a more forgiving standard, and the possibility of Planning Commission waivers if certain findings are met.

EXISTING TEXT**SC****SINGLE STORY COMMERCIAL BUILDING**

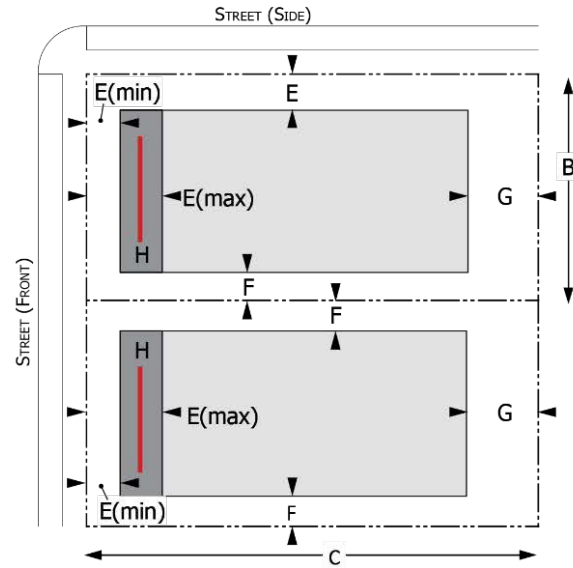
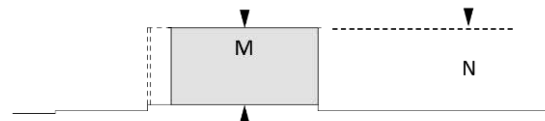
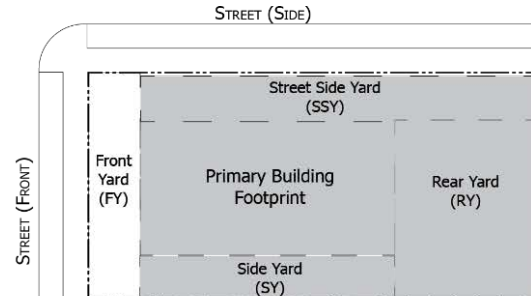
These are generally designed for a single commercial use, located in lots that accommodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	7,500	90,000
B	Lot width (ft)	50	300
C	Lot depth (ft)	100	300
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	5 ⁽¹⁾	15 ⁽¹⁾
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	15 ⁽²⁾	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the side, street side, and rear yards.	
PRIVATE FRONTAGES		Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
 (2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.



EXAMPLE

LOT REQUIREMENTS AND BUILDING ENVELOPE**ACCESSORY BUILDING ENVELOPE****BUILDING HEIGHT****PARKING LOCATION**

LS**LARGE SINGLE STORY COMMERCIAL BUILDING**

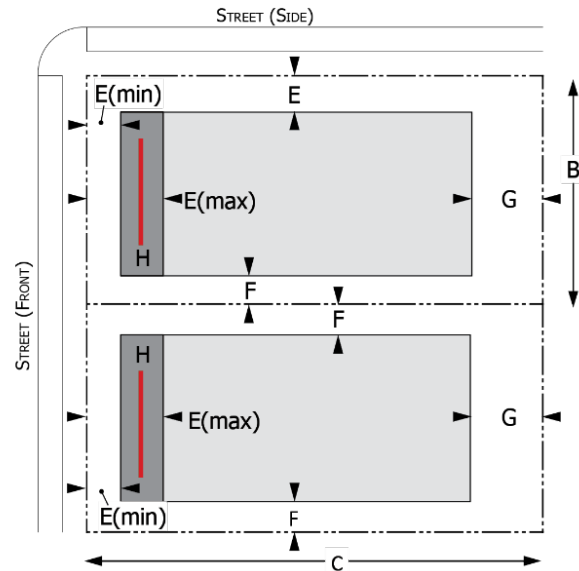
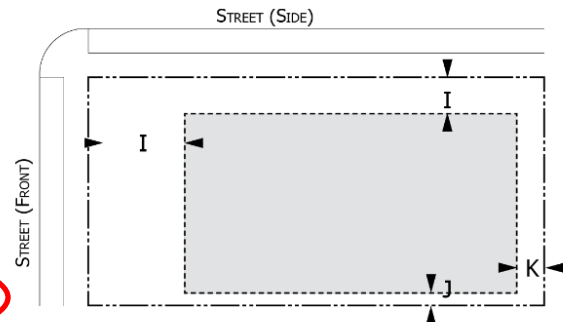
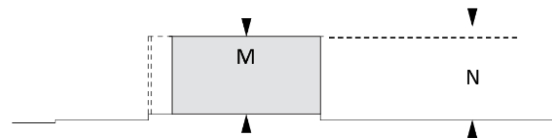
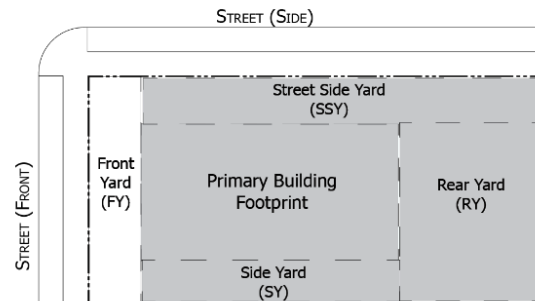
These are generally designed for more than one commercial use, each generally with its own entrance, located in lots that accommodate accessory parking, loading, and waste disposal areas.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	90,000	--
B	Lot width (ft)	300	block
C	Lot depth (ft)	300	block
D	Lot coverage (%)	45	80
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	5 ⁽¹⁾	15 ⁽¹⁾
F	Side setback (interior lot line) (ft)	0	--
G	Rear setback (ft)	10 ⁽²⁾	--
H	Frontage buildout (%)	50	100
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	10	--
K	Rear setback (ft)	10	--
L	Building footprint (sf)	--	800
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	1
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the side, street side, and rear yards.	
PRIVATE FRONTAGES		Commercial required.	

- (1) If located on Washtenaw Avenue, must build no more than ten feet from future right-of-way line as defined in the ReImagine Washtenaw plan.
 (2) When adjacent to existing detached single-family homes, the rear setback shall be a minimum of 25 feet.



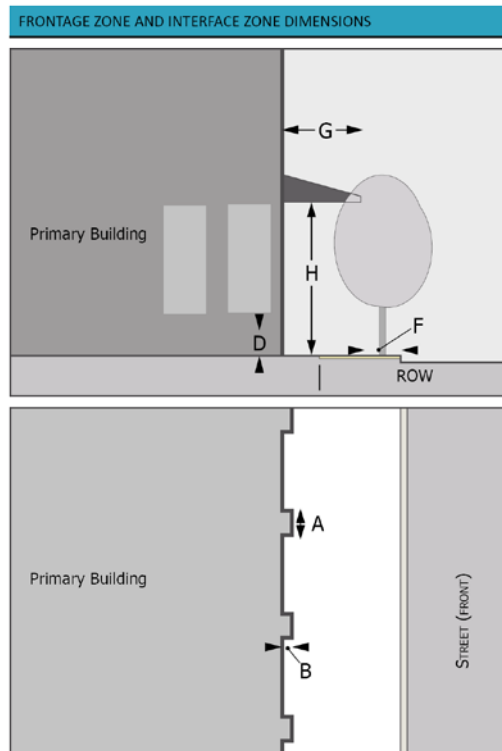
EXAMPLE

LOT REQUIREMENTS AND BUILDING ENVELOPE**ACCESSORY BUILDING ENVELOPE****BUILDING HEIGHT****PARKING LOCATION**

C**COMMERCIAL**

The façade is set back from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The façade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.

FAÇADE DIMENSIONS		MIN	MAX
A	Distance between openings (ft)	--	2
B	Door recess (ft)	--	5
C	Ground floor transparency (%)	60	--
D	Height to bottom of window (ft)	--	2.5
YARD REQUIREMENTS			
E	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		
OPTIONAL AWNING OR GALLERY			
F	Setback from curb (ft)	2	--
G	Clear depth - awning (ft)	4	10
	Clear depth - gallery (ft)	8	10
H	Clear height (ft)	8	--



This standard is meant to mimic the feel of the downtown businesses, which are generally of the “commercial mixed use” building type and aesthetic. The GC district, although intended to be welcoming and accommodating of pedestrian and bicycle traffic, is largely dominated by vehicle traffic. These sites also generally provide their own parking and waste management, whereas the Center district tends to have shared parking and waste management. This results in a different style of building that is not as fully oriented to the public right-of-way. Some buildings, being constructed relatively close to the right-of-way on streets with more than 15,000 vehicles per day on streets with speed limits 35mph or greater and no parking lane buffering them, such as parts of Washtenaw, Hamilton, Huron, Michigan, and Huron River Drive, also have safety concerns.

SUGGESTED CHANGES

Staff suggests creating an additional commercial frontage designation to be required for large single story commercial buildings and single-story commercial buildings in the GC and NC districts. This commercial frontage could be called “Thoroughfare Commercial,” potentially numbered 122-485. Staff suggests that the maximum distance between openings be raised to 5’ (a 3’ difference); minimum ground floor transparency be reduced to 50% (reduction of 10%); and that max height to bottom of window be increased to 3’ (from 2.5’).

Staff further recommends that for SC and LS buildings in the GC and NC districts, when findings are made as above (for frontages less than 15' from the edge of the roadway; with no on-street parking permitted on the block; on frontages with more than 15,000 vehicles per day by latest count, on frontages with speed limits set at 35mph or more; all must be met), Planning Commission may choose to waive those requirements as they see fit to promote the health, safety, and welfare of the community- both its residents and its visitors.

OTHER COMMUNITIES

Staff has been unable to locate codes for comparable situations in Michigan. FBCs are generally applied to areas that were built prior to auto-oriented design that are experiencing development pressure, such as historic downtowns. They are also often applied to greenfield areas to encourage compact, walkable *new* development. It is rare to see them in areas that are largely built-out with auto-oriented design, as is generally the case in many areas of our NC and GC districts. This amendment would grant the Planning Commission the same discretionary power in some private frontages that they have in other areas, such as parking and landscaping.

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:

- Easily walk, bike, drive or take transit from anywhere to anywhere: this supports the “walk-friendly” feel of the GC and NC districts, while allowing Planning Commission discretion in making waivers under certain conditions to support business growth along highly-trafficked corridors.
- Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create, job opportunities for Ypsilantians.
- Great place to do business, especially green and creative: This action retains and fosters the growth of businesses.

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

The description of GC 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. General Corridor (GC). General corridors are located along roads with heavy traffic and have commercial establishments, restaurants, offices, and other businesses that are geared toward automobile traffic. Multiple-family residential building types and uses are appropriate in this district.”

The amendment does not conflict with this, and allows flexibility in building design along said corridors.

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.”

This amendment does not conflict with this, and the majority of NC areas would be ineligible to take advantage of the PC waiver. Those areas of NC which may be able to take advantage of the waiver are along Washtenaw, generally from Cornell to Courtland, and East Michigan (north side) between the Huron River and Park.

(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;"

The proposed amendment seeks a middle ground between the previous ordinance- which had no standards for transparency on the first story of these commercial building types- and the current ordinance, which applies very strict standards on these building types. This amendment will help to ensure an appropriate relationship between each development and the right-of-way that suits their particular location.

(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 does 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 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 help to promote the health and safety of both those who are travelling along the right of way without a personal motor vehicle, as well as those who work and shop inside those buildings.

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

The most recent change to the zoning ordinance applied the Commercial frontage standard to all building types, as there was not a separate standard that could apply to these; this was an omission. This creates a separate standard and allows for more flexibility in certain specific locations, something that appears to be needed, per the most recent applications for which this standard would apply.

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

Staff sees a need, as the only two development proposals of this building type have faced challenges designing frontages within the ordinance.

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

The proposed amendment will lessen the degree of nonconformities within the City, and make future conforming development of better design.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of the text amendment regarding private frontage design and the creation of a new private frontage design 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 districts.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the functionality and character of the future development in the City.
5. The proposed amendment will help preserve the historic nature of the City.
6. The proposed amendment not negatively affect the City's natural features nor its environmental sustainability.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment corrects an oversight in the original text.
9. The proposed amendment will address a community need in development practices.
10. The proposed amendment will not result in the creation of significant nonconformities.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Community Discussion: Traffic in the Bell-Kramer Neighborhood



S Adams St

S Washington St

Casler St

Spring St

Harriet St

S Huron St

Bell St

Kramer St

Briggs St

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. New Business

- Firearms Sales Regulations: Local Options Discussion



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: July 2018
Subject: Firearms: Potential Regulations in the City

At the latest Planning Commission meeting, staff were directed to assemble potential draft language restricting firearms sales in a manner similar to adult regulated uses; to restrict firearms sales as a home occupation; to map potentially permissible locations for such businesses; and similar legislation as fit. Note that any proposed legislation must also be reviewed by City Counsel, as there are many State and Federal laws that affect the field, as well as case law that may impact draft legislation.

Non-Zoning Regulations

We had noted that the City of Ann Arbor restricts pistols from being accepted in pawn (9-276).

Chapter 82 of the City of Ypsilanti Code of Ordinances (outside of the zoning code) deals with regulations around Secondhand Goods. A similar restriction could be noted in this portion of the code. This legislation would be drafted by legal counsel upon request by City Council.

Zoning Regulations: Home Occupations

We had noted the Kalamazoo places the following restriction on home occupations:

“All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.”

The equivalent place in the City’s Zoning Code of Ordinances is 122-527(a), “Prohibited Home Occupations.” This currently reads (formatted for clarity):

“The following are not permitted as home occupations:

- animal grooming establishments,
- barber shops or beauty parlors with more than one stylist or chair,
- medical clinics or hospitals with more than one practitioner and one non-practicing staff,
- commercial stables,
- day care centers,
- kennels,
- real estate offices,
- restaurants,
- vehicle repair or painting,
- retail or wholesale sales of any items stocked on the premises,
- landscape installation and maintenance businesses,
- construction contractors,
- snow removal,
- funeral homes,
- nursing homes,
- antique shops,
- bed and breakfast establishments,
- private clubs,
- trailer rentals,
- adult regulated uses,
- millinery and other apparel shops,
- veterinarian’s office, clinic or hospital, or
- any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like.
- This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.”

Staff recommends that the item “any use involving the distribution of firearms or the storage of firearms intended for sale or distribution” or similar, as determined by legal counsel, be added to this list.

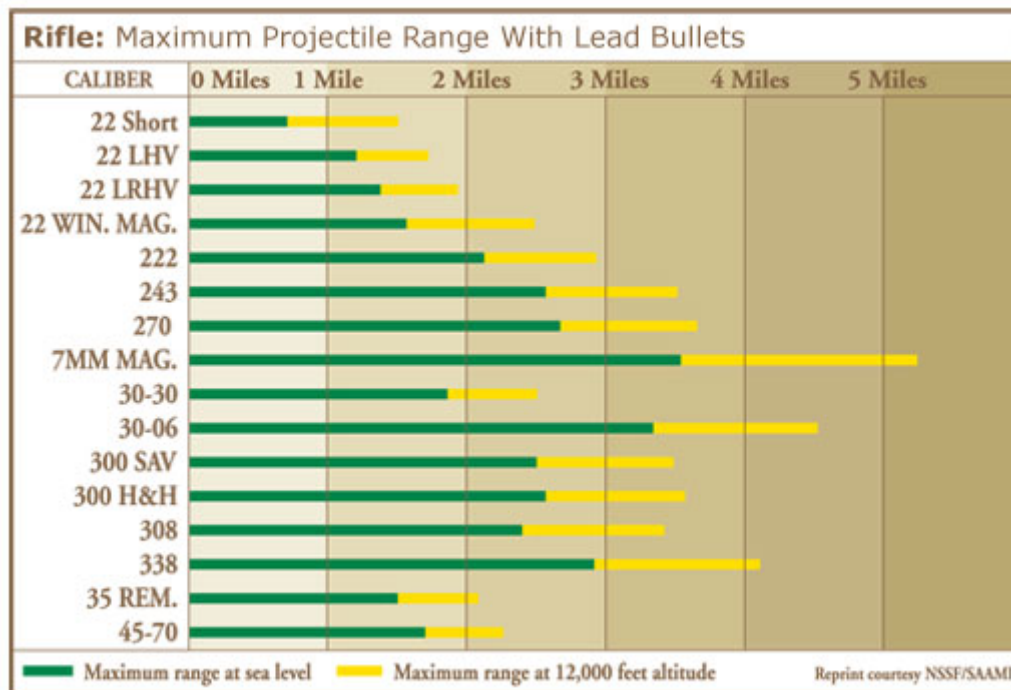
Zoning: Firearms Ranges

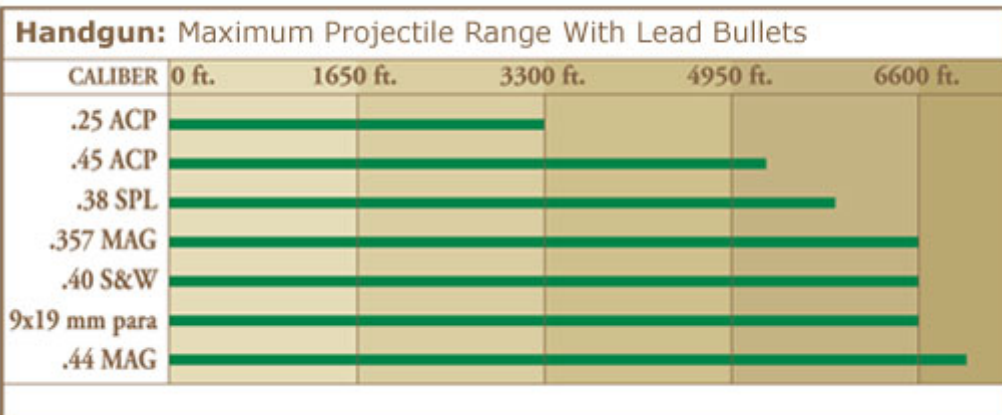
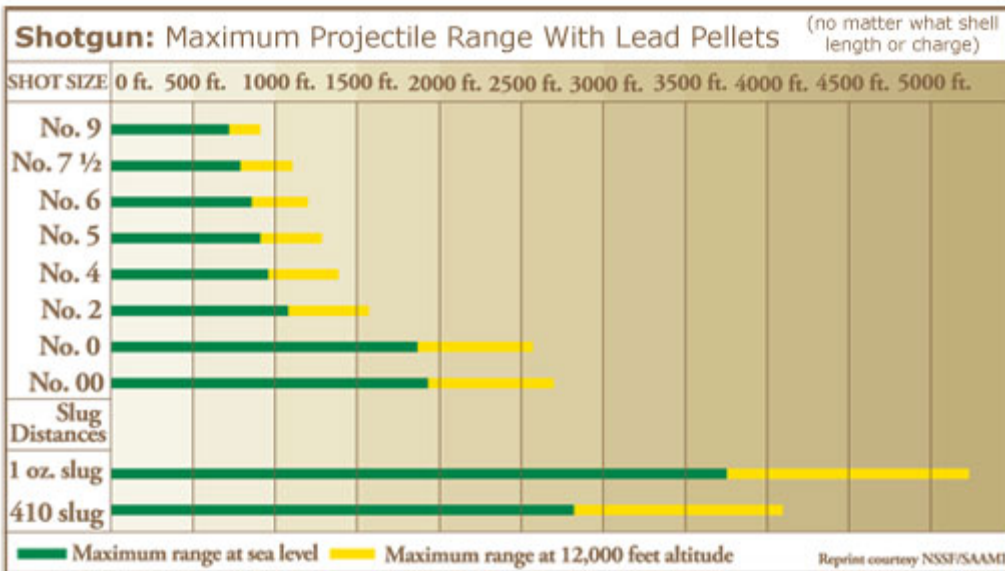
There are several ordinances which work to appropriately locate firearms ranges (shooting ranges, rifle ranges, etc) within their communities. It appears that communities with a rural character permit for outdoor ranges; more urban or built communities do not. This is likely due to the lack of suitably large properties to accommodate outdoor shooting safely. As the City is likewise space-constrained, permitting for indoor ranges only is likely the course of action that best addresses the health, safety, and welfare of the community. It is also possible to have separate ranges and stores; I would recommend separating these uses in the definitions and in the table of permissible uses. Finally, it appears that indoor firearms ranges are often relegated to the industrial areas of the community; this is likely due to the built form of a modern standalone range resembling most closely that of a simply built large block building.

As the range of a stray bullet can be quite far, we do recommend setting a distance away from parks, schools, daycare centers, Eastern Michigan University, and the walkable Center districts, where larger numbers of people tend to congregate outdoors. Below you will find the maximum projectile range for a number of weapon and ammunition types. However, as the chances of an unobstructed path between a range and these locations is low, it is reasonable to set a shorter distance, such as 500', which would allow any stray projectile an opportunity to come to a halt before reaching the aforementioned areas.

We do also recommend that firearms ranges be located at some distance from establishments that sell alcohol, such as party stores (stores less than 15,000 square feet with sales of alcohol) and bars.

The below images are taken from Michigan's online Hunter Education course, available at https://www.hunter-ed.com/michigan/studyGuide/Maximum-Projectile-Range-Rifle/201023_700042734/





Staff recommends Indoor Firearms Ranges be permissible as a Special Use within the PMD district, when not within 500' of public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, as well as 500' away from a store less than 15,000 square feet with sales of alcohol or a bar/lounge.

Zoning: Archery Ranges

Archery ranges can be treated in a way similar to firearms ranges, as modern bows are capable of shooting an arrow a very long distance with good power; however, the range is significantly less than firearms, and a stray shot from a bow will often have less power than a fair shot, unlike firearms. Staff can include archery ranges within firearms ranges, or can add them to the list of example uses under the definition of "indoor recreation." Due to space constraints of the built environment, staff does not recommend permitting outdoor archery ranges.

Zoning: Firearms Sales

Staff was able to locate only one municipality that restricted locations of firearms sales; Inkster. This appears to have been in response to an undesirable number of such businesses locating in prominent locations amongst the community, and has been incorporated into their "adult regulated uses" ordinance.

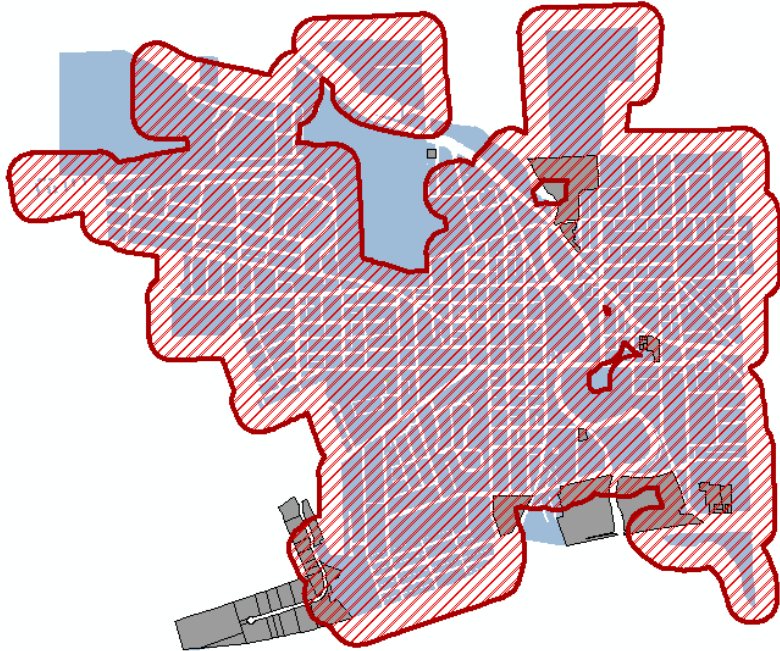
The City of Ypsilanti's Adult Regulated Uses are relegated to the PMD district, and further carry the following restrictions per 122-512:

Sec. 122-512. Adult regulated uses.

- (a) In the development and execution of this section, it is recognized that there are certain uses, which by their very nature are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated in a small area, thereby having a deleterious effect on surrounding neighborhoods. Regulation of the location of these uses is necessary to ensure that the adverse effects of such businesses will not cause or contribute to the blighting or downgrading of the City's residential neighborhoods or commercial centers. It is the intent of this section to provide reasonable regulations for the establishment of adult regulated uses in a viable, accessible location where the adverse impact of their operations may be minimized. Uses subject to these regulations and the requirements of Article V of Chapter 10 are as follows:
 - (1) Adult: Adult book or supply store, adult hotels or motels, adult motion picture theater/adult live stage performing theater, and adult mini-motion picture theater.
 - (2) Cabarets.
 - (3) Massage parlors and massage establishments.
 - (4) Pawnshops.
- (b) No adult regulated use may be permitted within 1,000 feet of any other adult regulated use. Measurement of the 1,000-foot radius must be made from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed. The Planning Commission may waive this requirement for pawnshops if the following findings are made that:
 - (1) The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this article is observed.
 - (2) The proposed regulated use will not enlarge or encourage the development of a "skid-row" or blighted area.
 - (3) The establishment of an additional adult regulated use in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban revitalization.
 - (4) All applicable regulations of this chapter will be observed.The Planning Commission may not waive this locational requirement for adult uses, cabarets, massage parlors, or massage establishments.
- (c) No adult regulated use may be permitted within 500 feet of any R1, HHS, P, MD, CN, CN-Mid and CN-SF district; nor may any adult regulated use be permitted within 500 feet of any school, park, library, playground, movie theater, licensed child care facility, or any other area or use where minor children are likely to congregate; nor may any adult regulated use be permitted within 500 feet of any religious institution. Measurement must be from the outermost boundaries of the lot or parcel on which the adult regulated use is proposed to be located. This prohibition may be waived if the Planning Commission is presented with a validated petition requesting such waiver, signed by two-thirds of all persons owning, residing in, or doing business in the area within 500 feet of the proposed adult regulated use. The circulator of the petition must sign an affidavit attesting that the circulator personally witnessed the signatures and the signatures were affixed to the petition by the person whose name appears thereon. The signatures must be validated by the community economic development department. The Planning Commission cannot consider the waiver of the locational requirements until the required petition has been duly filed and verified. Pawnshops are not be subject to these locational requirements.
- (d) The building and premises must be designed and constructed so that material depicting, describing, or relating to specified sexual activities or specified anatomical areas, cannot be observed by pedestrians or from vehicles on any public right-of-way. This provision must apply to any display, decoration, sign, show window, or other opening.
- (e) No person may reside in or permit any person to reside in the premises of an adult regulated use.
- (f) Such uses must comply with all applicable federal, state, and local licensing regulations. Initial and annual proof of such compliance must be a condition of special use approval and the continuance thereof.

- (g) Upon finding that any condition, safeguard, or requirement has been breached, the Building Department can revoke any occupancy permit. All operations must cease 14 days following such notification of revocation by the Building Department, unless such violations are corrected. Also, if violations are not corrected within 14 days, reinstatement of a revoked permit must require a new special use application and approval thereof.

This ordinance dates to the mid-1990s, and has not been updated in a significant sense since then. Staff has mapped the permissible areas to operate an adult regulated business under the ordinance—which appears to limit them to about 12 properties. (see map: dark grey is the permissible district; if the red lines intersect it, it is disqualified from use). Due to this, staff does not recommend incorporating Firearms Sales Establishments into the adult regulated use ordinance we have in place.



Staff recommends allowing Firearms Sales Establishments as a Special Use in GC and S/Res (special use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions:

- 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District;
- 500' away from pawn stores or secondhand goods dealers;
- 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.

Staff has not mapped these distances, and simply presents these for discussion.

Inkster has also produced a definition of “firearms sales establishment,” this excludes stores that sell firearms as only a portion of their overall business (ex. Meijer, Cabela’s, some ranges, etc).

Inkster’s firearms definition: “FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”

Staff believes that this definition would be sufficient for use in Ypsilanti, upon review and acceptance by legal counsel.

Summary

Staff recommends that Planning Commission discuss potential amendments to the zoning code that would potentially:

- define “firearms sales establishments” as “FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.”
- Permit firearms sales establishments to potentially locate as a Special Use in GC and S/Res (special use when adjacent to residential, otherwise permitted) in PMD, with the following locational restrictions:
 - o 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District; and
 - o 500' away from pawn stores or secondhand goods dealers; and
 - o 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Permit firearms ranges to potentially locate as a Special Use within the PMD district, with the following locational restrictions:
 - o 500' away from public parks, daycare centers, grade schools, Eastern Michigan University, and the Center District, and
 - o 500' away from a store less than 15,000 square feet with sales of alcohol, or a bar/lounge.
- Disallow as a home occupation any use involving the distribution of firearms or the storage of firearms intended for sale or distribution.

Further, staff recommends that Chapter 82 be reviewed and potentially altered to limit the acceptance of firearms by secondhand goods establishments within the City.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Planning Commission
From: Bonnie Wessler, City Planner
Date: 5 July 2018
Subject: Firearms: other locations in Michigan

At the latest Planning Commission meeting, we touched on what, precisely, other communities regulate regarding firearm sales locations as well as firearms range locations. Below is the list, organized alphabetically. Terms used in searching were *range, shooting, firearm/firearms, archery, rifle, gun, pistol*.

Non-Zoning Regulations

City of Ann Arbor

9:276. - Pistols accepted in pawn, by second-hand dealer or junk dealer.

No pawnbroker shall accept a pistol in pawn, nor any second-hand or junk dealer, as defined in Act No. 350 of the Public Acts of 1917, shall accept a pistol and offer or display the same for resale.

Jackson

https://library.municode.com/mi/jackson/codes/code_of_ordinances?nodeId=PTIICOOR_CH11FL_DAPR_S11-12PEUSRIFLDI

Flood damage prevention chapter – not zoning. Note: the “floodway district” is essentially defined as the floodway in their FIRM.

Sec. 11-12. - Permitted uses by right in the floodway district.

- (1) *Recreation uses.* Parks, playgrounds, playfields, bridle paths, nature trails, natural wildlife preserves, outdoor tennis courts, archery *ranges*, boat launching ramps, target *ranges*, trap and skeet *ranges*, game farms, fish hatcheries and similar uses.

Zoning Regulations

Zoning: Archery Ranges

Inkster

RECREATION, INDOOR COMMERCIAL. Includes indoor commercial uses such as bowling centers, basketball courts, archery ranges, golf domes and ranges, tennis facilities and skating rinks. For the purposes of this chapter, firearms target practice ranges shall not be included.

§ 155.046 B-2 THOROUGHFARE MIXED-USE DISTRICT.

(D) Special land use. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ [155.111](#) through [155.142](#), Special Land Use Standards and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

(1) Open air business uses when developed in planned relationship with permitted uses within the B-2 District.

(2) Bowling alley, billiard hall, indoor archery range, or indoor skating rink, or similar forms of indoor commercial recreation when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district. Firearm ranges are expressly prohibited.

B3: indoor archery range permitted (when 100' from residential lot in residential district)

Wayne

[http://library.amlegal.com/nxt/gateway.dll/Michigan/wayne/waynemichigancodeofordinances?f=template&fn=default.htm\\$3.0\\$vid=amlegal:wayne_mi](http://library.amlegal.com/nxt/gateway.dll/Michigan/wayne/waynemichigancodeofordinances?f=template&fn=default.htm3.0vid=amlegal:wayne_mi)

“archery courts” permitted use in the B3 district (1258.02)

The provisions of this chapter are intended to provide suitable locations for those commercial activities that function relatively independently of intensive pedestrian traffic and proximity to other firms. These activities typically require direct auto traffic access and visibility from the road. The characteristics that contribute to the sound functioning of these activities are characteristically detrimental to the B-4 District.

“archery courts” are an “open air business use”

(118) Open Air Business Use. “Open air business use” includes any of the following businesses when said business is not conducted from a wholly enclosed building:

- A. Bicycle, trailer, motor vehicle, boat or home equipment sale or rental services.
- B. Outdoor display and sale of garages, swimming pools and similar uses.
- C. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
- D. Tennis courts, archery courts, shuffleboard courts, horseshoe courts, miniature golf courses, golf driving ranges, children's amusement parks or similar recreational uses.

Ypsilanti Township

[https://library.municode.com/mi/ypsilanti_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances](https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co.)/codes/code_of_ordinances)

Sec. 1835. - Batting cages, archery ranges and similar activities:

Commercial outdoor recreation facilities such as batting cages, archery ranges and similar activities all subject to the following:

- a. No such activity shall be permitted within 200 feet of any residential dwelling.
- b. The lot or area utilized for recreation activity shall be provided with a durable and dustless surface.
- c. Off-street-parking shall be provided in accord with [section 1801](#) et seq. of this ordinance.
- d. Lighting shall be shielded to be directed only on the activity on the site.
- e. Noise levels shall not exceed 70 decibels at the property line of the site.
- f. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.
- g. The planning commission may require setbacks or fencing in order to protect the safety of those on adjacent parcels.

Special use in B-3, General Business District

Zoning: Gun Ranges

Ann Arbor Township

[https://library.municode.com/mi/ann_arbor_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances?nodeId=COOR_CH74ZO](https://library.municode.com/mi/ann_arbor_charter_township_(washtenaw_co.)/codes/code_of_ordinances?nodeId=COOR_CH74ZO)

Rifle and shooting ranges: permissible as a conditional use in the Recreation-Conservation district (a rural district).

East Lansing

Firearms ranges as a special land use in office industrial park district

Ferndale

https://library.municode.com/mi/ferndale/codes/code_of_ordinances?nodeId=PTIICOOR_CH24ZO

“gun ranges and clubs” - special use in M1 (light industrial) and M2 (general industrial). Not otherwise defined.

Grand rapids

indoor enclosed firearms ranges (9.175.4) allows for discharge of firearms

“To indoor enclosed firearm ranges so constructed as to prevent damage to property or injury or death to any person where such firearm ranges are otherwise lawful; provided, however, that the discharge of a bow and arrow is permitted upon unenclosed ranges where such ranges are constructed so as to prevent damage to property or injury or death to any person.”

Mount Pleasant

<http://www.mt-pleasant.org/docs/dept/planning/2018/MPCBC.06.11.18.Zoning.Ordinance.pdf>

Regulates indoor ranges (industrial use, special use in SD-I (light manufacturing) per 154.410 (b) (4)

o. Indoor Shooting or Archery Ranges must comply with the following:

- i. The building and method of operation shall comply with the Michigan Department of Natural Resources Generally Accepted Operation Practices for Sport Shooting Ranges and the Michigan Department of Environmental Quality Best Management Practices at Active Shooting Ranges.
- ii. The design and construction of the range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the gun range shall be performed by a registered engineer in the State of Michigan. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of ammunition the range is designed to totally confine.
- iii. No ammunition shall be used in the range that exceeds the certified design and construction specifications of the gun range.
- iv. The range shall have a clear and concise safety plan filed with the special use permit application.

- v. No range shall sell or dispense alcoholic beverages, nor shall they be in a building which contains a business that sells or dispenses alcoholic beverages. Alcoholic beverages are not allowed on the premises of the range at any time.
- vi. The range shall conform with all Federal, State and Local requirements related to the use, sale, rental, and transport of firearms.

Zeeland

Special Land Use in the Public Facilities district

Sec. 9.128. - Indoor police small arms firing ranges.

Indoor police small arms firing ranges are subject to the following conditions, standards and regulations: The principal and accessory buildings and structures shall not be located within 1,000 feet of any residential use or district.

Zoning: Home Occupations

Kalamazoo

<https://ecode360.com/33037247?highlight=firearms#33037247>

4.3.G Firearms. All uses involving the distribution of firearms or the storage of firearms intended for sale or distribution are prohibited as home occupations.

Zoning: Firearms Sales

Inkster

FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A FIREARMS SALES ESTABLISHMENT shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A FIREARMS SALES ESTABLISHMENT is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.

Firearms sales establishments – SLU – B3

§ 155.202 ESTABLISHMENT.

The following kinds of uses are prohibited if the establishment of such use will constitute the second such use within a 1,000-foot radius (i.e. not more than one such use within 1,000 feet of each):

- (A) Adult amusement device center.
- (B) Adult bookstore.
- (C) Adult business activity.
- (D) Adult live conduct business or activity.
- (E) Adult mini-motion picture theater.
- (F) Adult motion picture theater.
- (G) Adult personal service business.
- (H) Adult supply store.
- (I) Adult outdoor motion picture theater.
- (J) Arcades.
- (K) Bar or establishment for the sale of beer or intoxicating liquor for consumption on the premises.
- (L) Bar or establishment for the sale of juice or non-alcoholic beverages for consumption on the premises.
- (M) Cabaret.
- (N) Dance clubs.
- (O) Firearms sales establishments

No Ordinances

Pontiac
Adrian
Grosse Pointe Farms

State Reference

THE MICHIGAN PENAL CODE (EXCERPT) **Act 328 of 1931**

Section 750.222

(e) "Firearm" means any weapon which will, is designed to, or may readily be converted to expel a projectile by action of an explosive.

(f) "Pistol" means a loaded or unloaded firearm that is 26 inches or less in length, or a loaded or unloaded firearm that by its construction and appearance conceals itself as a firearm.

(i) "Rifle" means a firearm designed or redesigned, made or remade, and intended to be fired from the shoulder and designed or redesigned and made or remade to use the energy of the explosive in a fixed metallic cartridge to fire only a single projectile through a rifled bore for each single pull of the trigger.

(m) "Shotgun" means a firearm designed or redesigned, made or remade, and intended to be fired from the shoulder and designed or redesigned and made or remade to use the energy of the explosive in a fixed shotgun shell to fire through a smooth bore either a number of ball shot or a single projectile for each single function of the trigger.

Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VII. Old Business

- 307 N River: Site plan review
Tabled from 5/16/2018 – for review

See new potential layouts for discussion at end of section



23 April 2018

**Staff Review of Site Plan Application
Cultivate Coffee & Tap House
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

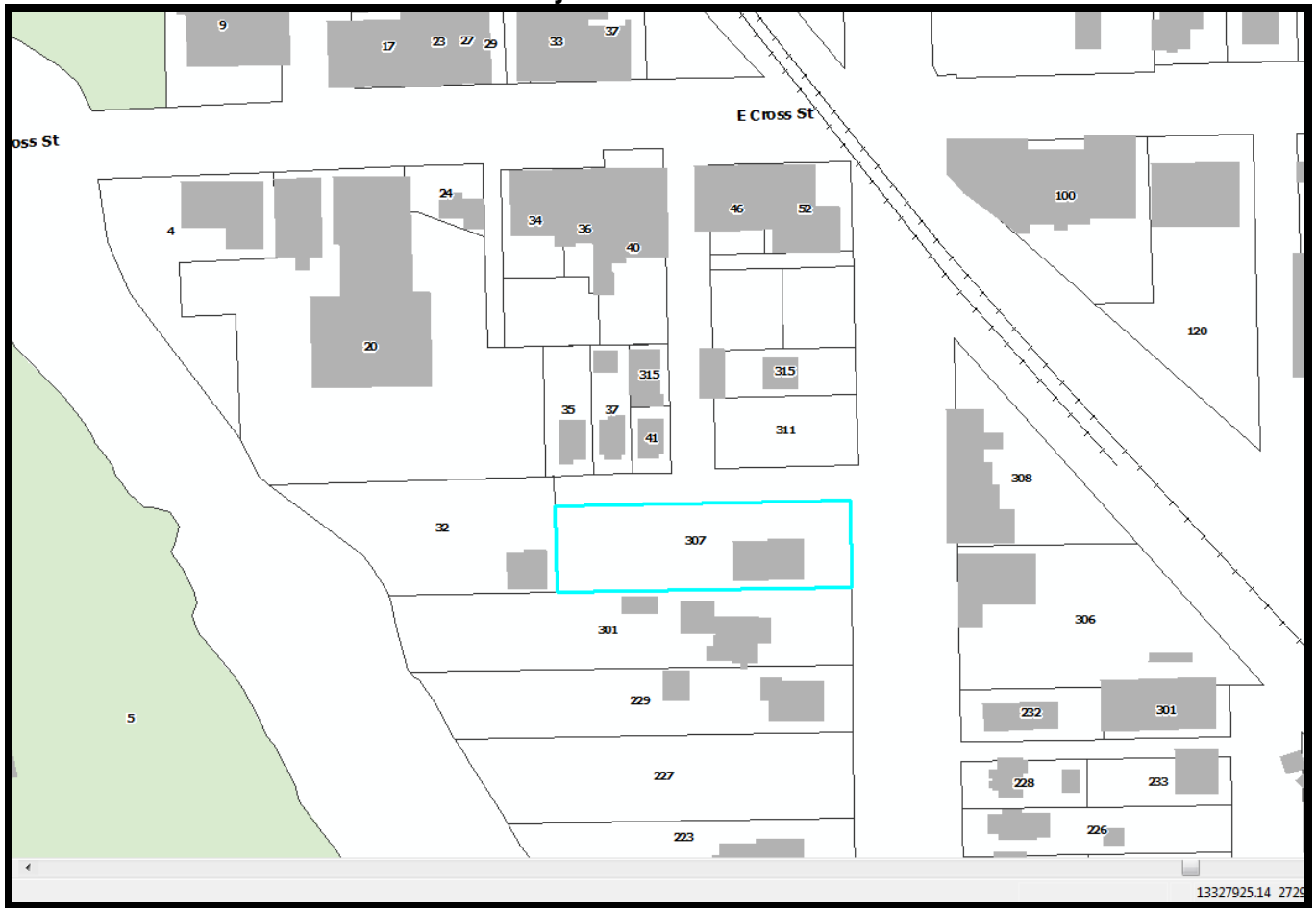
Staff Recommendation: Conditional Approval.

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.

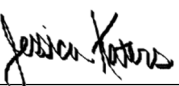
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

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

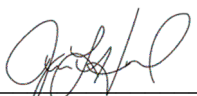
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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



BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
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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

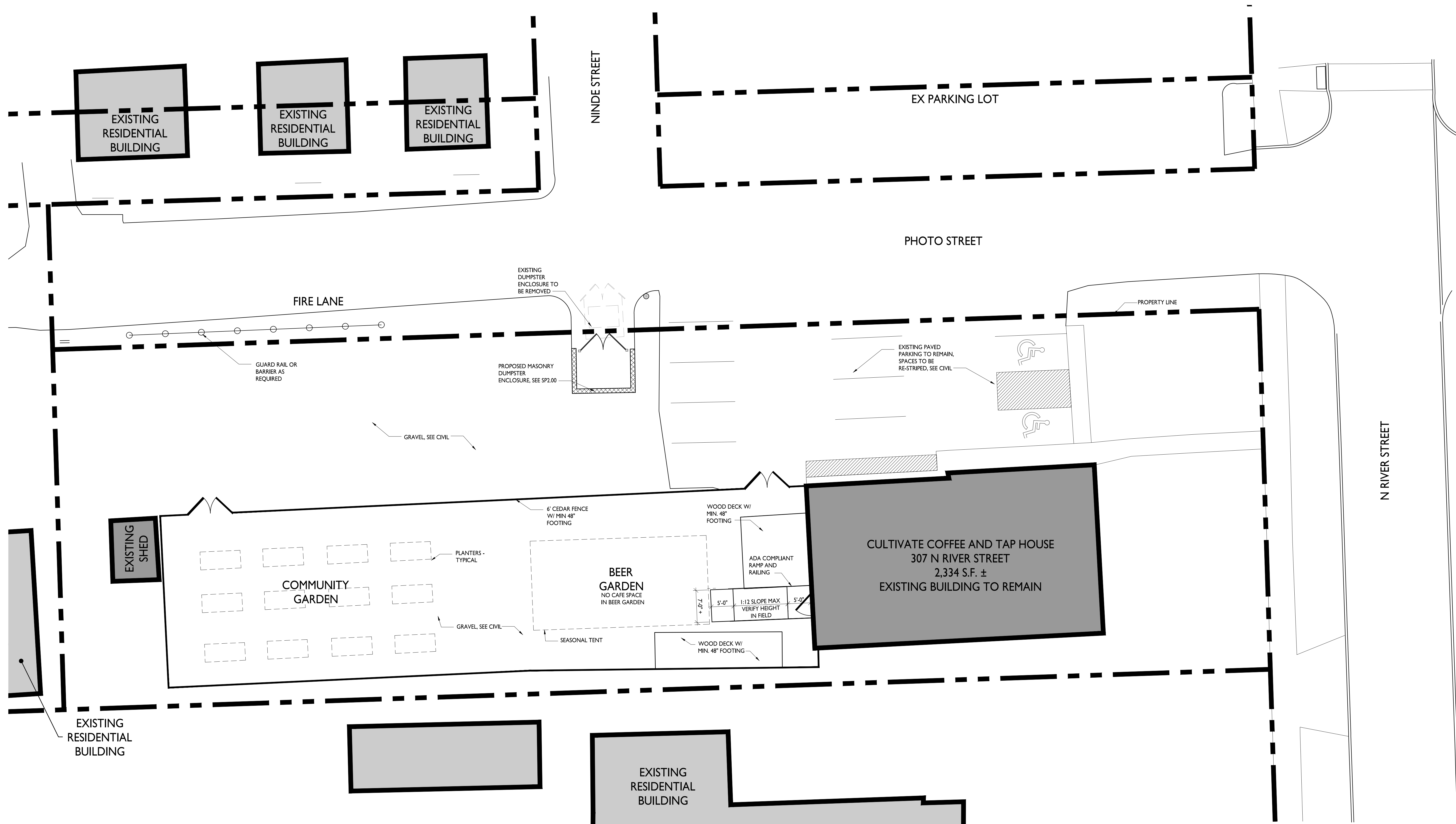
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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03 NOV 2017	
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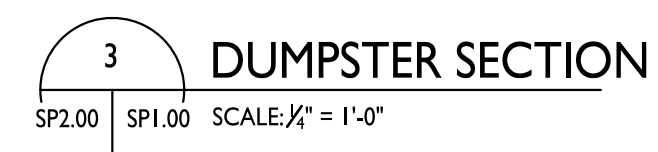
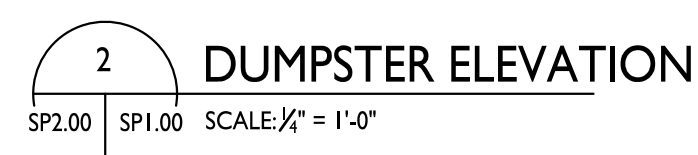
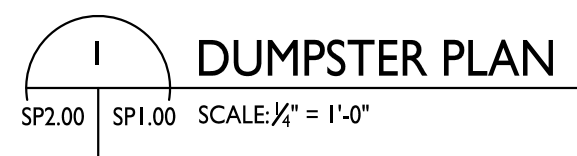
SHEET + TITLE
SITE PLAN

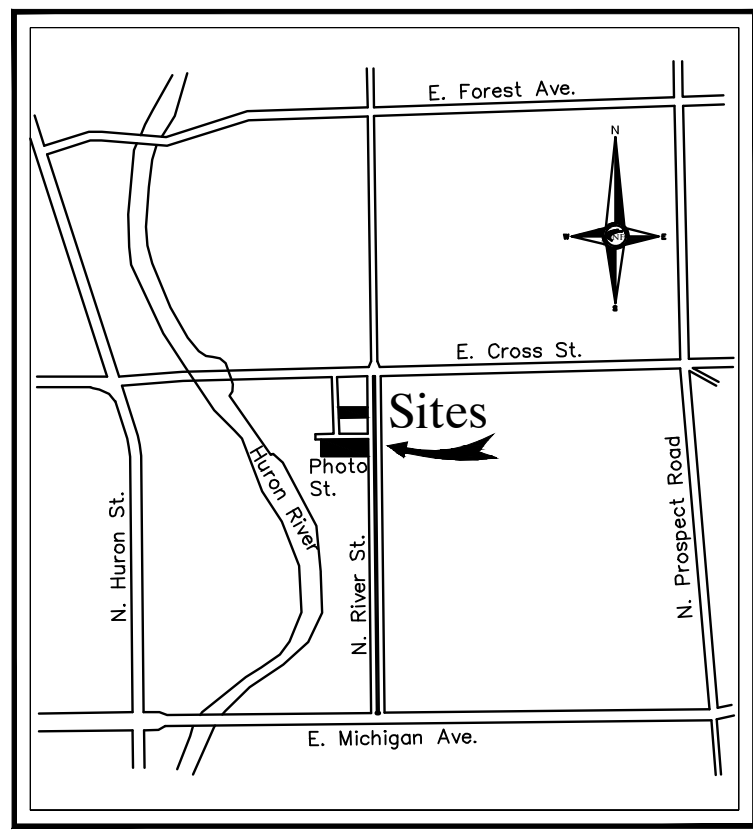
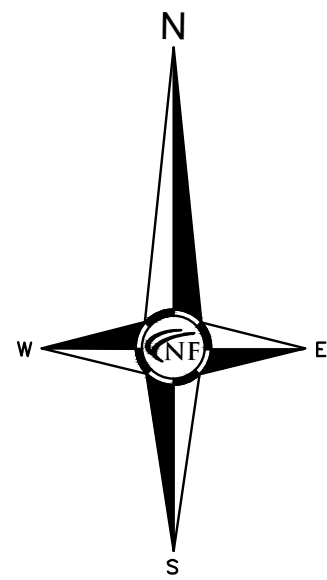
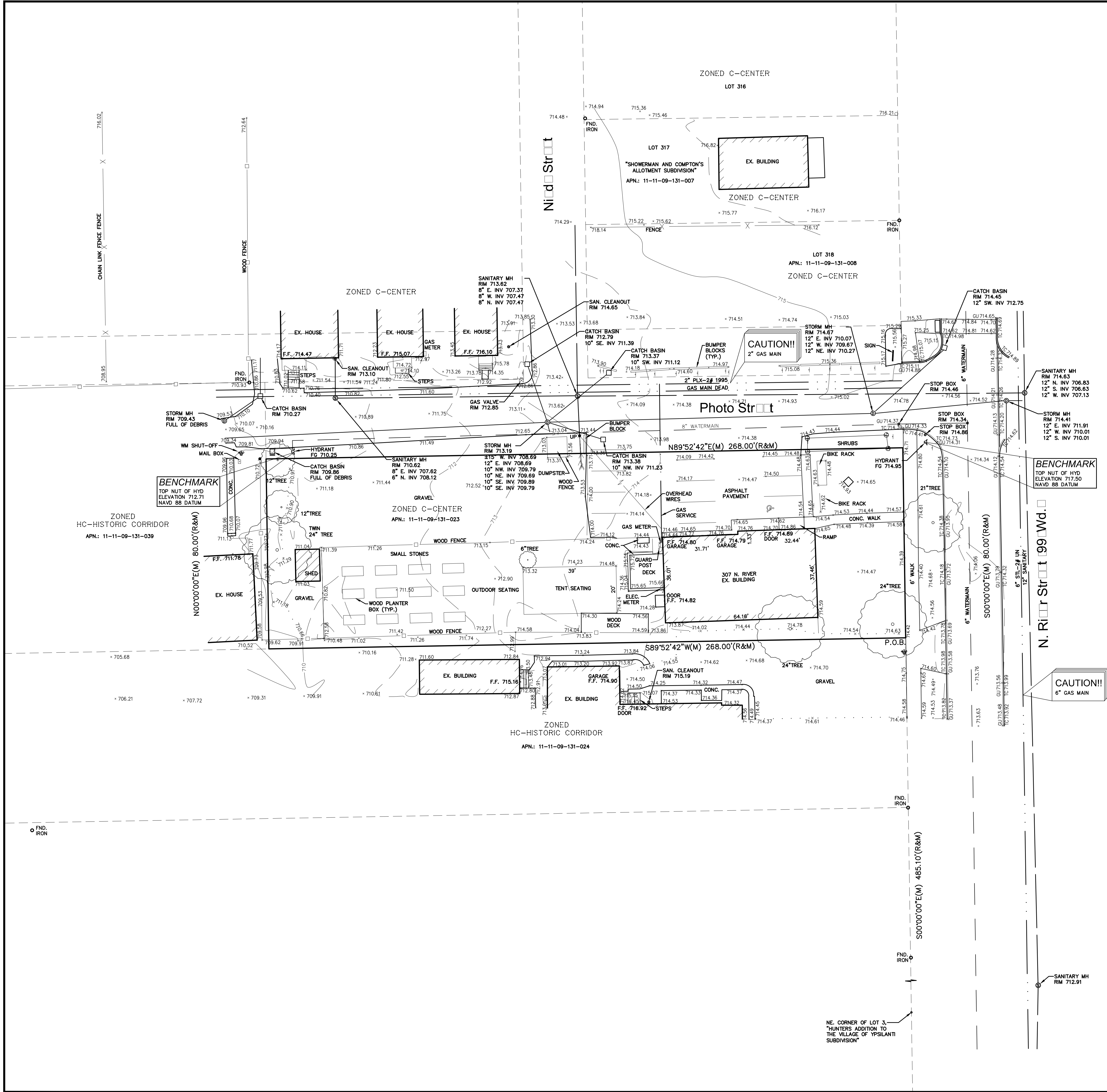
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SHEET + NUMBER

SP1.00

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Location Map
N.T.S.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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.

REVISIONS

00-00-00

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

Bonnie Wessler

From: Mark Wright <MarkW@bowersarch.com>
Sent: Wednesday, July 11, 2018 4:43 PM
To: Bonnie Wessler
Cc: Ryan Wallace (ryan@cultivateypsi.org)
Subject: Cultivate
Attachments: 17306SP100-A.pdf; 17306SP100-B.pdf; 17306SP100-C.pdf

Bonnie,

I wanted to touch base with you in regards to the site plan revisions for Cultivate / 307 N River Street and our response to the city's review comments, in particular the ingress / egress issues with the Photo, Ninide intersection. I have attached 3 Preliminary site plans with different parking layouts.

Our preferred site plan would be Site Plan 'A' and is currently the one we plan to resubmit in which the gravel / dumpster access is aligned across from Ninide which would keep Cultivate traffic from having to travel down near the residential homes to enter the lot. It seems to align with the intent of Sec. 112-683 (b) (6) with Ninide's current use being closer to that of a public alley for the adjacent commercial properties.

Site Plan 'B' relocates proposed gravel drive 20' from the intersection per Sec. 112-683 (b) (7) This plan would be our proposed plan if the Planning Commission would allow our site to use the 20' offset for the proposed lot but not use layout 'A'

Site Plan 'C' is would create a new layout for the parking in the gravel and paved area to meet the 50' offset, however this would have all cultivate traffic driving down past the residential properties and seems to be the least desirable solution.

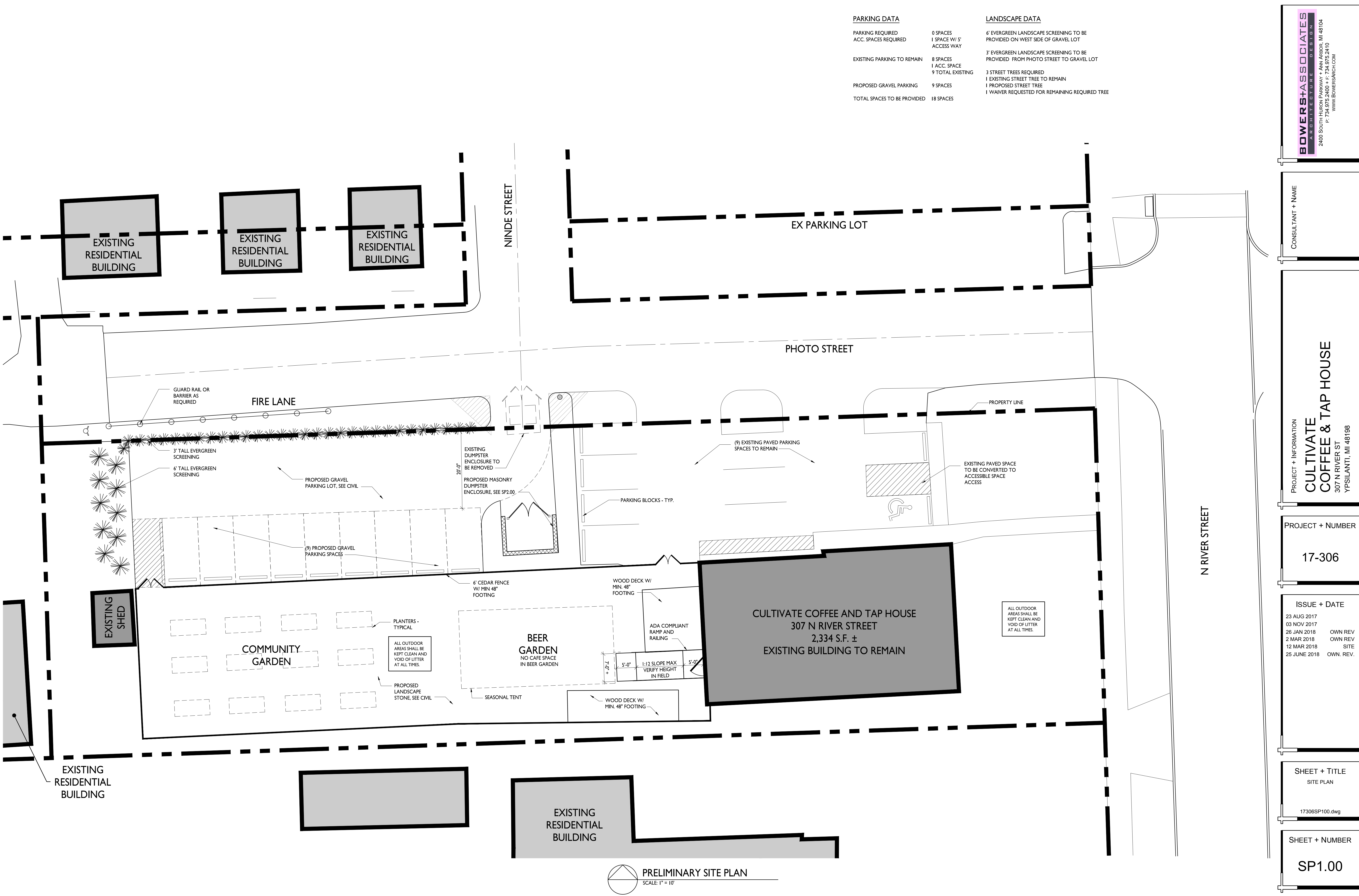
Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this issue.

Thank You

MARK WRIGHT
ARCHITECTURAL ASSOCIATE
markw@bowersarch.com
T: 734.975.2400 x703



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



PARKING DATA

PARKING REQUIRED	0 SPACES
ACC. SPACES REQUIRED	1 SPACE W/ 5' ACCESS WAY
EXISTING PARKING TO REMAIN	8 SPACES 1 ACC. SPACE 9 TOTAL EXISTING
PROPOSED GRAVEL PARKING	9 SPACES
TOTAL SPACES TO BE PROVIDED	18 SPACES

LANDSCAPE DATA

6' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED ON WEST SIDE OF GRAVEL LOT

3' EVERGREEN LANDSCAPE SCREENING TO BE PROVIDED FROM PHOTO STREET TO GRAVEL LOT

3 STREET TREES REQUIRED
1 EXISTING STREET TREE TO REMAIN
1 PROPOSED STREET TREE
1 WAIVER REQUESTED FOR REMAINING REQUIRED TREE

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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	OWN REV
2 MAR 2018	OWN REV
12 MAR 2018	SITE
25 JUNE 2018	OWN. REV.

SHEET + TITLE

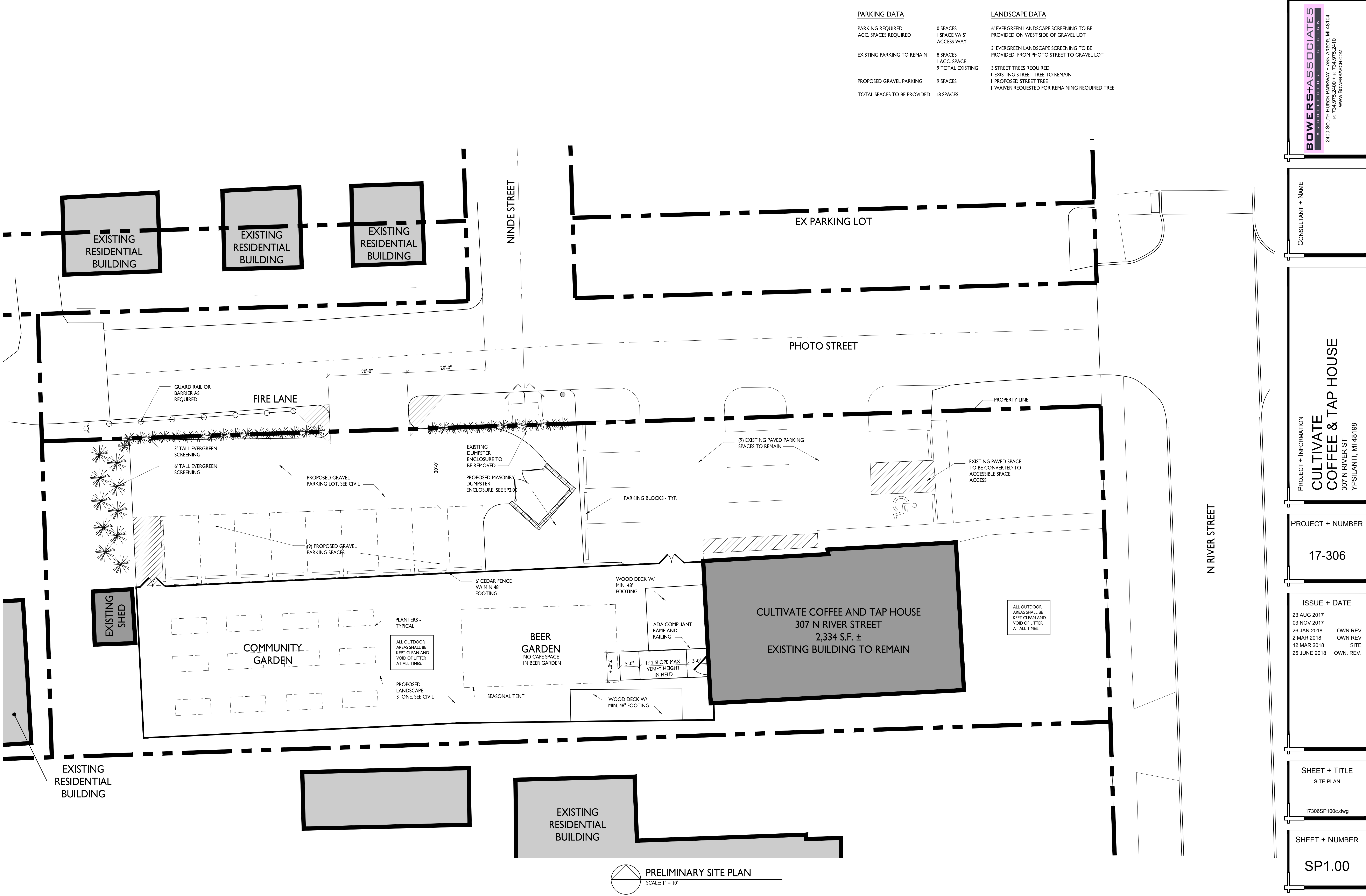
SITE PLAN

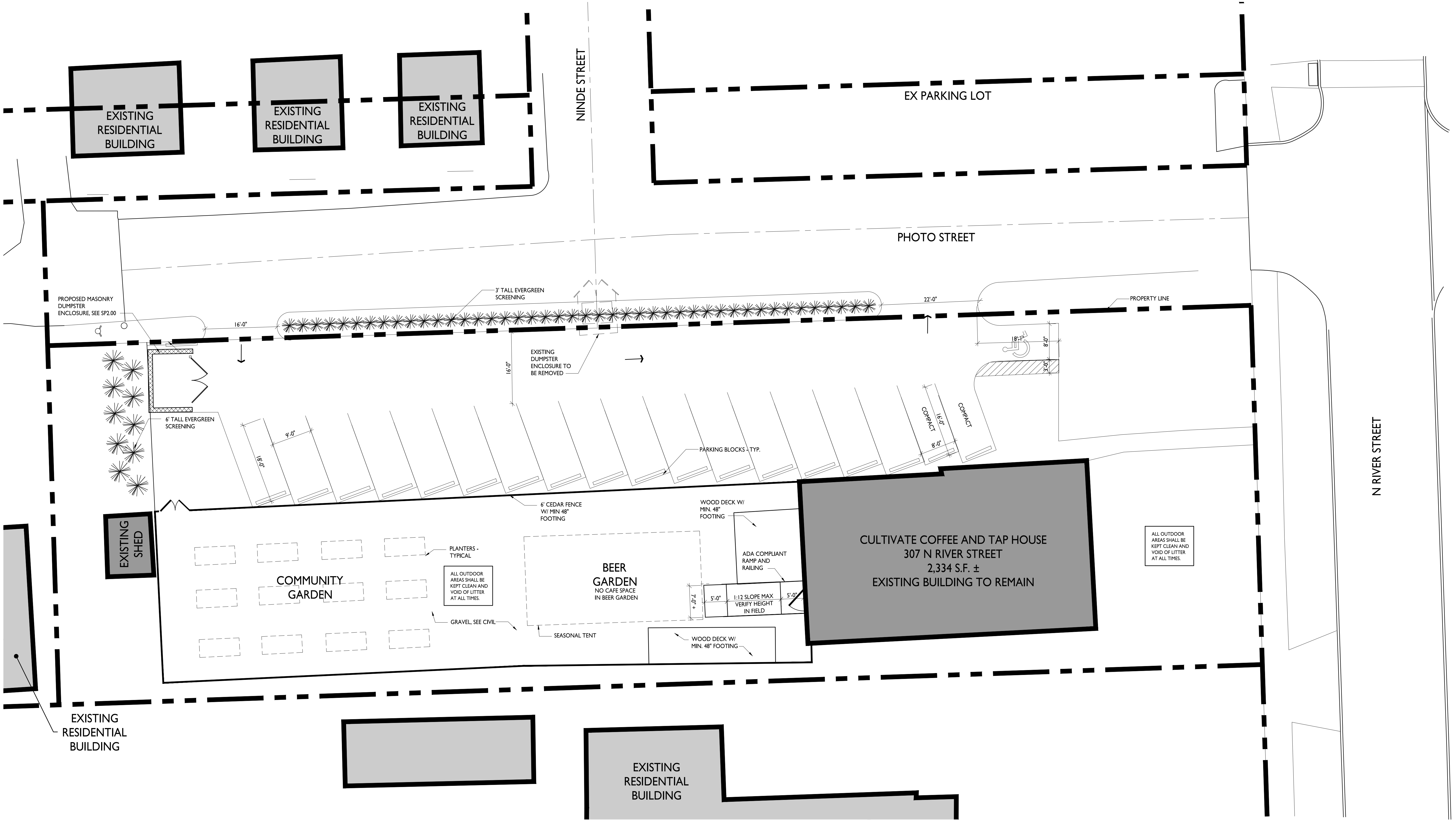
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SHEET + NUMBER

SP1.00

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PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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CONSULTANT + NAME

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307 N RIVER ST
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8 JULY 2018
OWN REV
OWN REV
SITE
OWN REV
OWN REV

SHEET + TITLE
SITE PLAN
17306SP100b.dwg

SHEET + NUMBER
SP1.00

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Agenda
Planning Commission
Wednesday, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VII. Old Business

- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018 – to remain on table



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.

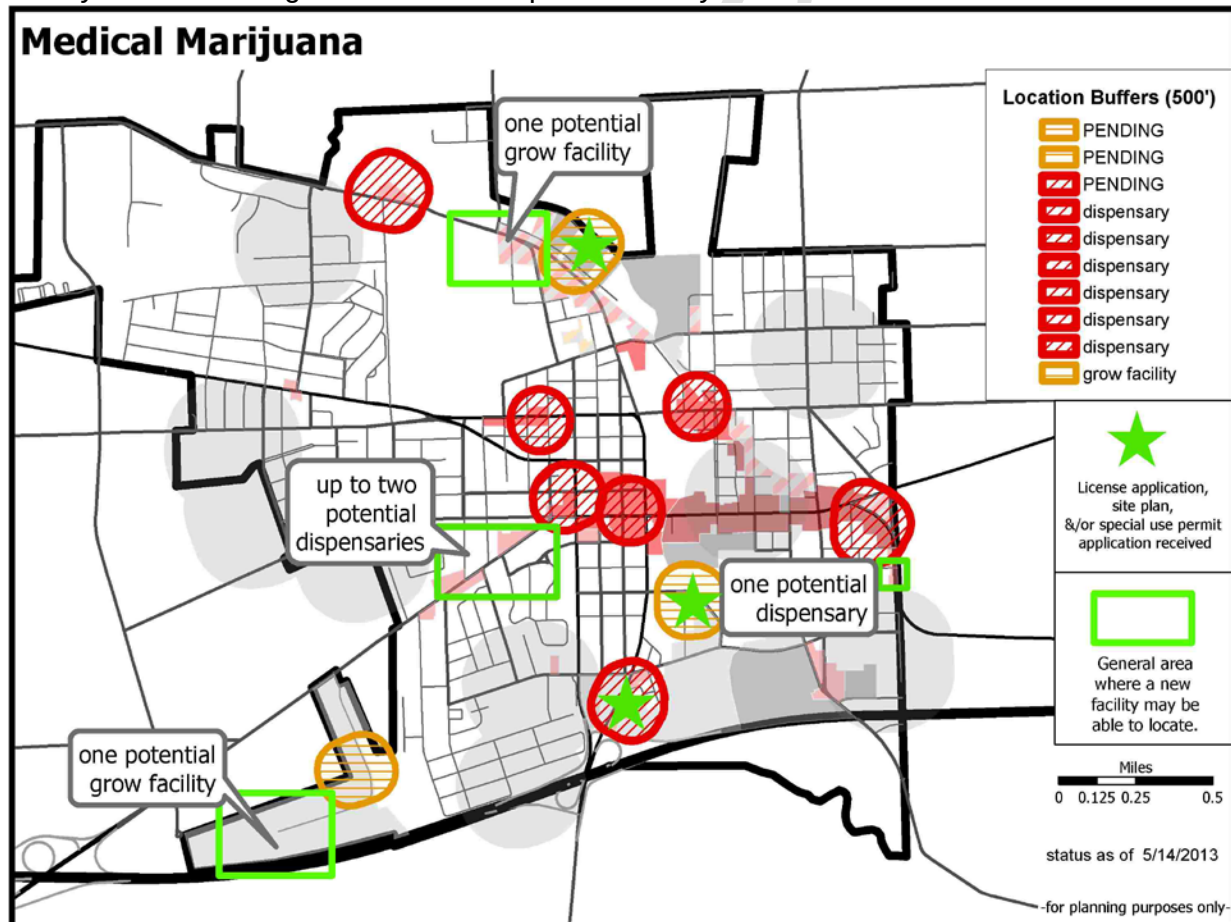
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

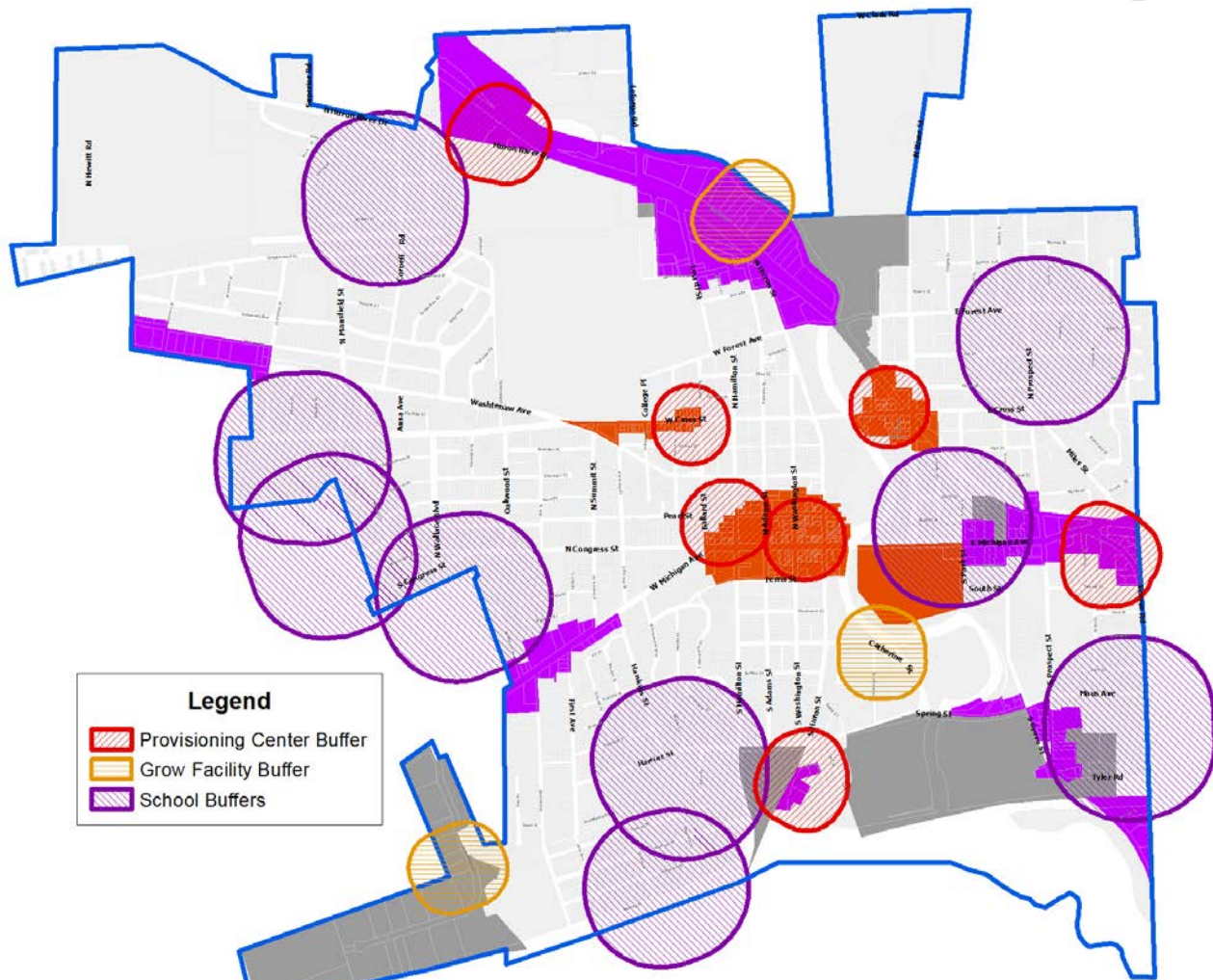
DISCUSSION

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.

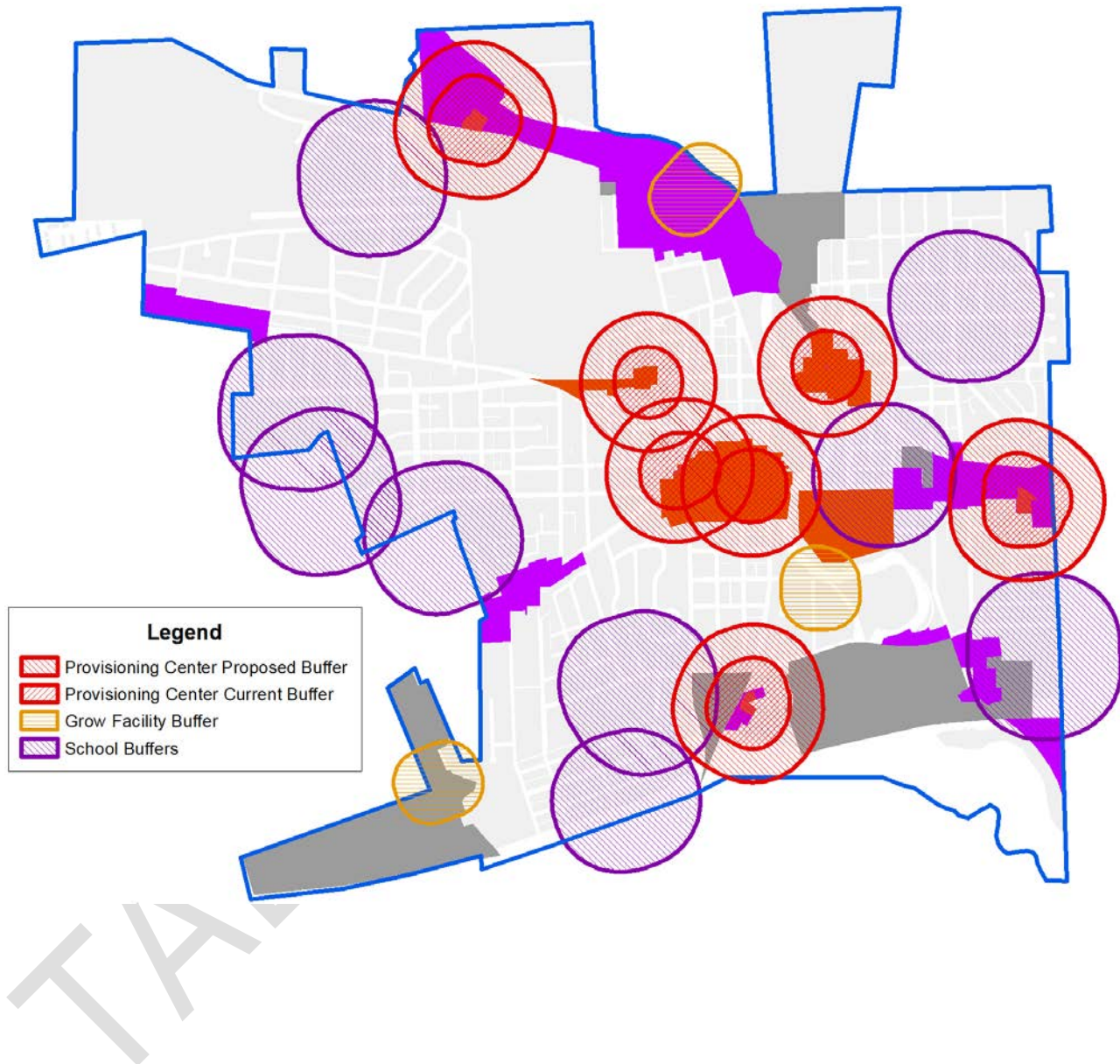
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



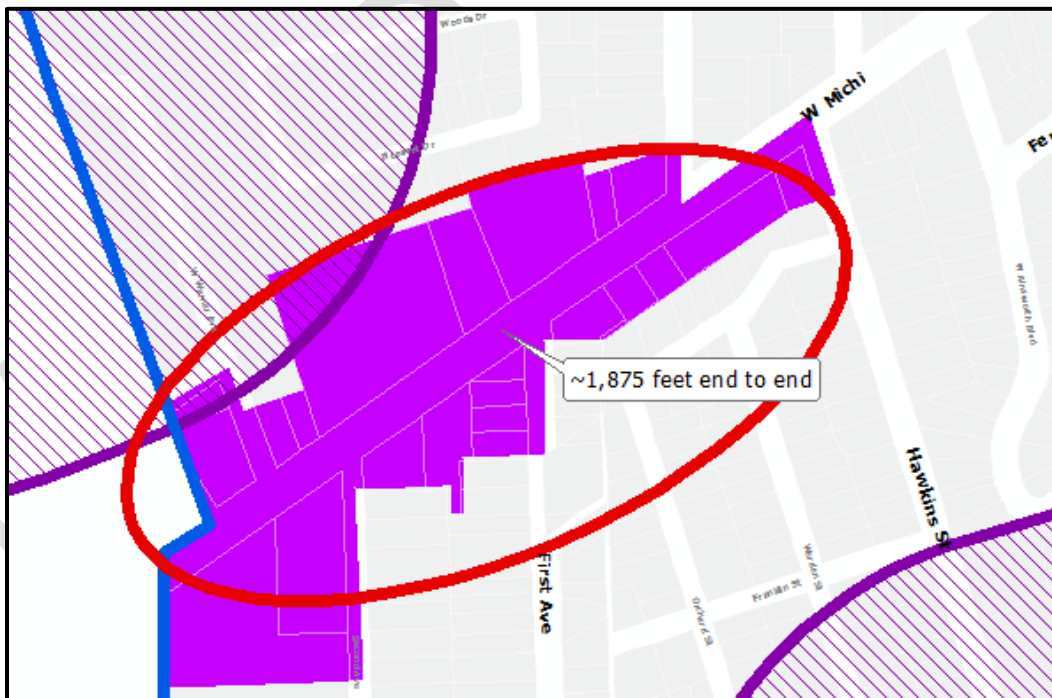
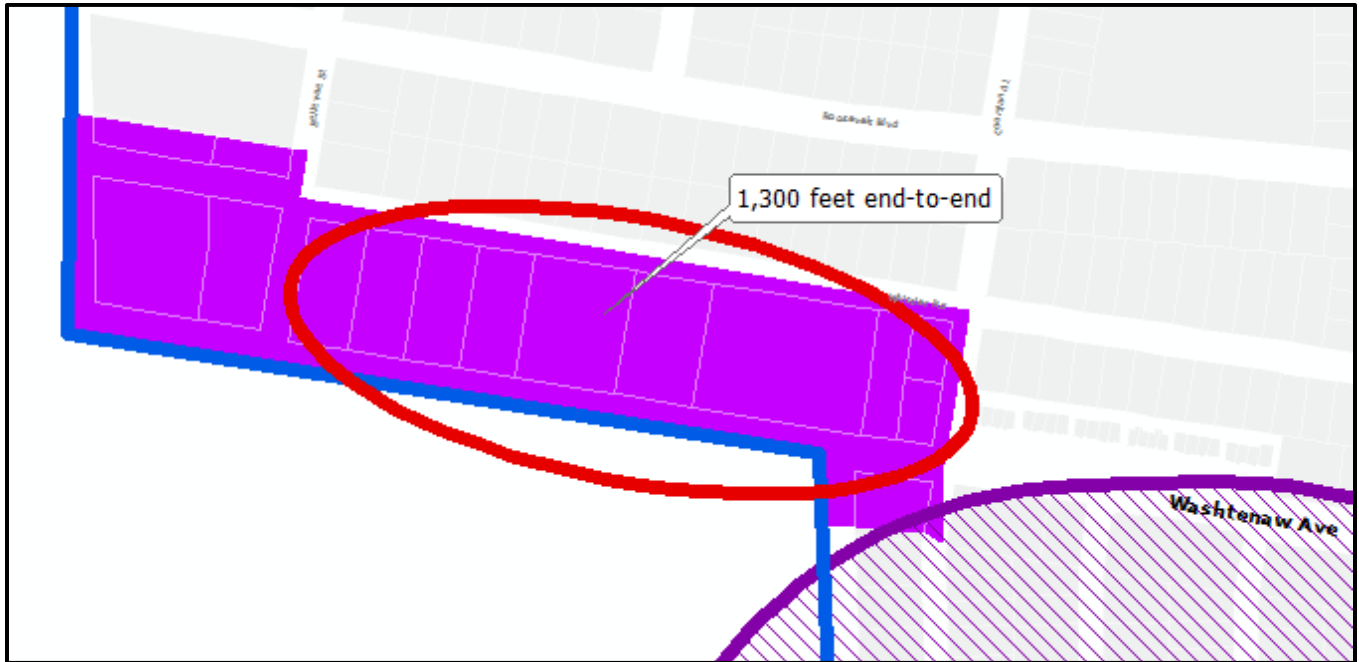
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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, 18 July 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

IX. Committee Reports

- Nonmotorized Committee Report

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Tuesday, June 26, 2018

1. Call to order - The meeting was brought to order at 7:10pm, Tuesday, June 26, 2018 at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Bob Krzewinski, Jared Talaga and Sarah Walsh. This meeting is considered a joint June/July with no Committee meeting scheduled for July.
2. Introductions - Audience participation- Public input – None.
3. General business
 - a. Agenda approval - A motion was made by Sarah, seconded by Jared, to approve the agenda, passing unanimously.
 - b. Approval of May meeting minutes - A motion was made by Sarah, seconded by Jared, to approve the May minutes, passing unanimously.
 - c. Additional Committee member recruitment – Jared will search for Committee volunteers through his contacts. Bob will search out volunteers through the local bicycling community.
 - d. Committee resignation – A message was received from Martha Cleary that she needed to resign from the Committee but enjoyed being a part of this group. Bob will forward the resignation on to the Planning Commission Chair.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects - A general discussion was held on bike lane projects.
 - Harriet, Spring, Factory, Maus (First to Emerick) initial actions
 - West Cross (Wallace to western City limit)
 2. Sidewalk projects
 - Relmagine Washtenaw update public update program – No new update.
 3. General projects
 - Non-Motorized Plan update completion – Review of work needed on the Plan was done. Sarah will work on text revision to Chapters 2/3/4, Jared will work on Chapters 5/6/7, Bob will work on Chapters 1/8/9 and preface and communicate with updates by email. The group will meet on Wednesday, July 11, 10am at B-24's downtown with Bonnie Wessler of the Planning Department to review updates to the Plan. Also, additional public input sessions, once the draft plan is close to completion, were discussed.
 - 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 – No update on the B2B Water Street opening. The Washtenaw County Parks & Recreation Commission has an Ypsilanti area B2B completion public input survey out. The Friends of the B2B Trail has ordered a bike repair stand for the B2B bridge over the Huron River at the south approach plaza area.
 - Bike Friendly/Walk Friendly applications follow up – Walk Friendly application will be submitted after the Non-Motorized Plan is updated. Bob will check with the DDA about a Bike Friendly Community sign for the City Hall entrance.

- Public education/communications (Committee newsletter, social media, snow/vegetation removal) – The Michigan legislature just passed a 3-foot minimum distance for motorists to pass a bicyclist and is awaiting the Governor's signature. Once this becomes State law the Committee will use its communications channels to educate City residents.
- Pedestrian safety improvements (signage/markings)
- Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Permanent radar speed signs were discussed as a possible 2019 Committee priority.

- b. Parkridge Festival – Sarah and Bob will be at the Committee table (August 25, noon to 2:30pm) passing out information and free helmets. Bob will contact the Ypsi Bike Co-Op for a possible repair service area there. Bike light give-aways were also discussed for this, and other, events with Jared looking into possible local grants.

5. New Business

- a. Planning Department update - No new updates.
- b. Sharrows/Bike Route Signs (Hamilton/Congress/Summit) – Sharrows on Hamilton are supposed to be removed and Bob will monitor the removal.
- c. Local education – New motorist passing law discussed in item 4.a.3 above.
- d. EMU August bike event – The EMU Police Department will have a general community bike expo (helmet give-away, bike tune ups, safety classes, etc.) on August 11th. Bob will help with publicity.
- e. Other – The lack of proper disabled parking areas (which also allow a vehicle side door ramp to be used) at City parks was discussed, such as in Riverside Park. Jared had talked with City Council member Pete Murdock about this problem and this item will be discussed again at the next Non-Motorized meeting.

6. Other Items – Announcements – None.

7. Adjournment - A motion was made by Bob, seconded by Sarah, to adjourn the meeting, passing unanimously. The meeting adjourned at 8:00pm with the next meeting being Thursday, August 2, 2018 at the downtown Library.