

1. October Planning Commission Agenda

Documents:

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

1.I. September Draft Minutes

Documents:

[02- 9-19-18 DRAFT PLANNING MEETING MINUTES.PDF](#)

1.II. October Packet

Documents:

[03-937 MONROE.PDF](#)

[04-ACCESSORYHEIGHT.PDF](#)

[05- OLD BUSINESS.PDF](#)

[06-NMAC MEETING MINUTES - SEPTEMBER2018.PDF](#)

2. October Full Packet

Documents:

[00-OCTPACKET.PDF](#)

Agenda
Planning Commission
Wednesday, 17 October 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
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A

III. Approval of Minutes

- September 19, 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

- 937 Monroe St: Group Child Care Home
Public Hearing: Special Use and Sketch Plan
- Accessory Building Height Increase
Public Hearing: Text Amendment

VI. Old Business

- 307 N River: Site plan review
Tabled from 7/18/2018 – to remain on table
- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018 – to remain on table

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 19, 2018
CITY COUNCIL CHAMBERS
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: M. Dunwoodie, J. Donnelly, J. Talaga, P. Hollifield, J. McGadney, M. Simmons

Absent: H. Jugenitz (excused)

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

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of August 15, 2018 with corrections as noted by Commissioner Simmons (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 445 S. Huron

Staff presentation was made by City Planner, Bonnie Wessler, who stated that this is a request for a Special Use Permit for approval for "food store less than 15,000 sf with sales of alcohol".

This property is currently a gas station, with a small convenience retail shop. The property was purchased by the current owner in 2016 and began operating in 2017. Prior to that, it had been off-and-on vacant for some time. It was initially constructed in 1971 as a filling station with three auto repair bays. In 1992 and again in 1998, there were confirmed releases of gasoline from the site; the latter being from a leaking underground storage tank. The property is zoned NC, neighborhood corridor. This allows for Automobile Filling Station (without repair) as a special use; it also allows for retail stores and food stores by right. The City requires a special use permit be sought when the sale of alcohol is proposed in a building less than 15,000 sq. ft. Staff is recommending denial of this request with findings as listed in the staff report dated September, which is included in the city website under "Planning Commission". Staff is

also recommending denial of the Limited Site Plan and included a list of findings and noted deficiencies, in the staff report of September.

Planner Wessler referred to comments from residents Steve Pierce and Joe Lawrence, who voiced strong objection to this request.

Planner Wessler also added that the applicant for 445 S Huron has requested that we table the application tonight, for two reasons. First, they'd like more time to address the issues that were brought up in the staff report, and second, the lead on this project for their team was hospitalized last night and will be unable to attend. They can still send *a* representative, but it won't be the person most familiar with the site and the application. Planner Wessler recommended that the application be tabled, but that the public hearing continue to be held, as it was extensively noticed.

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

Bob Doyle, 210 S. Washington – commended planning staff for the thorough report – has lived in this area for 28 years. He hopes that the commission will deny this request.

Steve Pierce, 118 S. Washington – confirmed that this item will be tabled until October and that another opportunity will be available at that time for the public to participate. He added further information on the business, and also added that this is a gateway to the City and it is his opinion that they do not need another liquor business there since currently there is a party store right across the street, as well as a medical marijuana facility within close proximity.

William Allende – stated that he is not a resident of the city but does have family in the area on Madison. He is an assistant pastor at Messiah Church and the members are quite concerned. He is quite opposed to granting this request.

Louise Betsy, 210 E. Ainsworth – Lived in the area for 60 years, complained about non-resident business owners who do not take care of the business. Ypsilanti used to be clean – she is anti-marijuana and it is her opinion they should ban both liquor and marijuana.

Brenda Bird, formally lived at 450 Burton – she currently lives in Superior Township. She is a member of Messiah Church. The community needs to think of the children – doesn't know how the weed store got in. This is not what we are trying for here. Another liquor store does not fit.

Cherissa Lamarr, 123 Bell – she feels that liquor and drugs equal's crime. Home violence and crime goes up. This does not fit and it is not a positive image for the entryway to the city. She hopes that the commission will deny. Not conducive to the community.

Stephanie Smith, stated that she was born in Ypsilanti and attends Messiah Church. She is anti-marijuana. This is close to the Historic District and is not benefitting the children. Not supportive.

Bishop Grayson, Messiah Temple Church – was born and raised here – the residents in the community feel threatened and do not feel that their representatives are listening to them. It used to be safe for people walking dogs. They need better communication and is asking for denial of this request.

Norman Burgess, 29 Bell – referred to 9 Casler and asked if it is a halfway house. He asked if he had missed the notice. Feels there is no communication from the board to people. Chair Dunwoodie reminded the resident that the issue being discussed was the application for Special Use Permit at the gas station.

Lee Tooson – stated that the liquor license is a state issue. He also feels there is no need for drugs or alcohol – that is not the remedy. He proceeded to quote various bible scriptures and stated that we need to chase the rats out of town.

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

Commissioner Hollifield agreed that we should table this item giving the applicant the right to speak on their behalf.

Commissioner Talaga moved to table Site Plan Review and Special Use for 445 S. Huron until October meeting (Support: P. Hollifield) and the motion carried unanimously.

Chair Dunwoodie also took the opportunity to reiterate to the audience that we appreciate the amount of comments from everyone. A question came up during the public comment as to why we are continuing to table given the fact that there is a recommendation from staff to deny. It is the commission's responsibility to hear the applicant and in the interest of fairness, and due to the unforeseen circumstances by the applicant, we will give the applicant that opportunity.

VI. OLD BUSINESS

1. 307 N River – Site Plan Review.

No action – will continue to table.

2. Medical Marijuana Provisioning Centers: Increase in buffer

No action – will continue to table.

VII. NEW BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Application for child care home
2. Text Amendment – Accessory buildings

A resident asked where information could be obtained on notifications. Planner Wessler distributed copies of a pamphlet that has been put together for the public. More copies are located in the lobby.

IX. COMMITTEE REPORTS

1. Non-motorized Committee Report

Had a meeting. Commissioner Talaga stated that they are updating the non-motorized plan. They plan to have a draft before November. They are looking for another member and asked if anyone else on the board would be willing to commit.

2. Master Plan – Housing Affordability/ Access subcommittee report

Chair Dunwoodie attended a meeting where they revisited the timeline on consideration of the gathering of public input and how they will put their findings and reports together in a report. This would be an amendment to the Master Plan instead of a part of the Master Plan update.

They also divided into a new set of sub-groups that can concentrate on other paths for gathering information.

X. ADJOURNMENT

Since there was no further business, Commissioner Donnelly moved to adjourn the meeting (Support: J. Talaga) and the motion carried unanimously. The meeting adjourned at 7:55 pm.

Agenda
Planning Commission
Wednesday, 17 October 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 937 Monroe St: Group Child Care Home
Public Hearing: Special Use and Sketch Plan



City of Ypsilanti
Community & Economic Development Department

2 October 2018

**Staff Review of Special Use Application
Monroe Group Child Care Home
937 Monroe St**

Applicant: Sasha Eddins
937 Monroe St
Ypsilanti, MI 48197

Project: 937 Monroe – Group Childcare Home

Application Date: August 15, 2018

Location: Between Monroe and Madison, and Brooks and 1st.

Zoning: R-1 Single Family Residential

Action Requested: Approval of change from childcare center to group home for child care.

Staff Recommendation: Approval.

PROJECT AND SITE DESCRIPTION

937 Monroe is an existing childcare center, with licensed capacity of up to 30 children. The applicant is requesting to decrease the intensity by switching from a commercial childcare center to a group day care home serving up to 12 families. 937 Monroe is zoned R-1; group child care homes serving 6-12 children are a permitted special land use within this district. The address, parcel number, and legal description of the parcel are: 937 Monroe St: 11-11-37-130-025: LOT 401 PARK RIDGE.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2010)



Figure 3: Photograph of Site (Google street view)



Figure 4: Current Photographs (from Mortgage Survey)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single & Multi-family residential, Park	R-1, MD, P
EAST	Single family residential	R-1
SOUTH	Single family residential	R-1
WEST	Single family residential	R-1

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 is compatible with adjacent uses and the zoning of the land. Height, location and size of buildings are compatible with uses and buildings on adjacent properties. The proposed use is a reduction in intensity and is a permissible use within this district.

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

COMMENTS: The proposed use is not anticipated to 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.

- (3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The proposed special use is compatible with the surrounding land uses.

- (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: None are anticipated.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve

natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

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

Items to be addressed: None.

LIMITED 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."

Applicant is not proposing any changes to the lot or the building footprint.

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building is oriented towards Monroe Street. Height and setbacks fit with the surrounding lots.

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."

The site has driveway access from Monroe Street. There is on-street parking available on both sides of Monroe. There are plentiful sidewalks in the area.

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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot.

Items to be Addressed:

1. Applicant to verify existing fencing and screening on site complies with the zoning ordinance.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide childcare opportunities within the city.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the special use for the group child care home at 937 Monroe St with the following findings, and conditions:

Findings

The application substantially complies with §122-310.

Conditions

1. Child care centers and group day care homes must be registered by the state department of social services and must comply with the minimum state standard for such facilities.
2. The square footage of outdoor recreation area required by the Building Code and a 600 square foot licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



October 2018

Text Amendment
Accessory Building Height Increase

GENERAL INFORMATION

Applicant: George Estabrook, Jr

Application Date: 12 September 2018

Action Requested: Zoning Ordinance Text Amendment to increase the allowable height of accessory structures to 25' or the height of the primary structure, whichever is less, in the mansion, estate, house and cottage building types in all form based districts.

Staff Recommendation: Approval.

BACKGROUND

The applicant, in the course of researching a proposed improvement on their property, discovered that the maximum height for detached accessory buildings is capped at 15 feet. The applicant's property is in a district that permits accessory dwelling units (ADU) by right, and is interested in constructing a detached accessory structure that is both an ADU and a garage. As the square footage of detached accessory structures is capped, in this particular district, at 800 square feet, the applicant is interested in putting an ADU on the second story of a garage, and further believes that this is something that is important to have as an option for ADUs. The applicant worked with staff to develop the proposed language change.

PROPOSED CHANGED TEXT

Change Part 1:

"change 466 (mansion), 467 (estate), 468 (house), 469 (cottage), subsection N, to "the lesser of 25' or the height of the primary structure."" Currently, these sections read: "Accessory structure height: max 15".

These building types may apply in the following districts:

BUILDING TYPE		CN-SF	CN-MID	CN	C	HC	NC	GC	HHS
MA	Mansion	L	L	L	--	L	--	--	--
ES	Estate	P	P	P	--	P	P	--	--
HS	House	P	P	P	--	P	P	--	P
CO	Cottage	P	P	P	--	--	--	--	--

MA MANSION

Mansions are generally very large buildings originally built as residences, located on very large lots that distinguish the building from others nearby with expansive yards. They generally have a single primary entrance.

This building type is only permitted as a Limited building type.

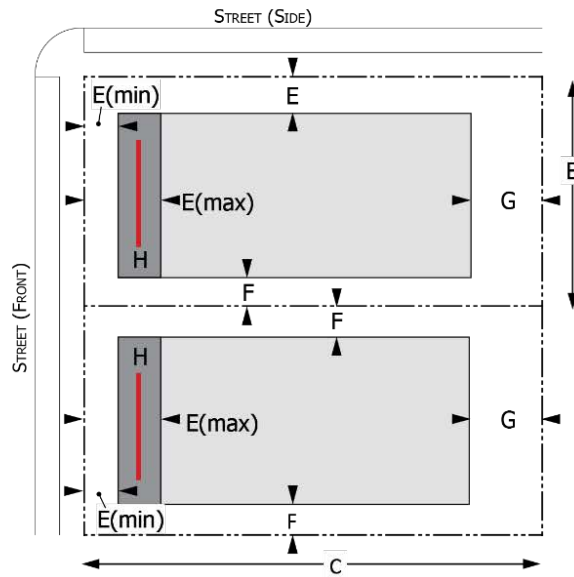
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	14,440	--
B	Lot width (ft)	120	--
C	Lot depth (ft)	120	--
D	Lot coverage (%)	--	30
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	30 ⁽¹⁾	--
F	Side setback (interior lot line) (ft)	25	--
G	Rear setback (ft)	40	--
H	Frontage buildout (%)	--	--
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	1,200
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	3
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the front, side, street-side, and rear yards.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

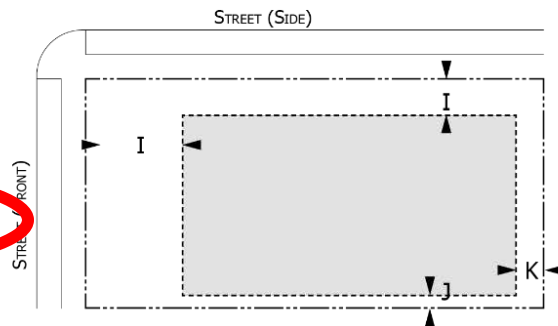


EXAMPLE

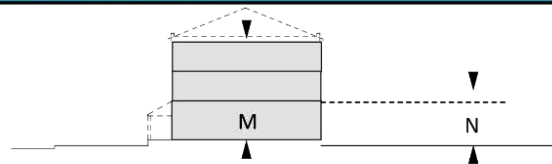
LOT REQUIREMENTS AND BUILDING ENVELOPE



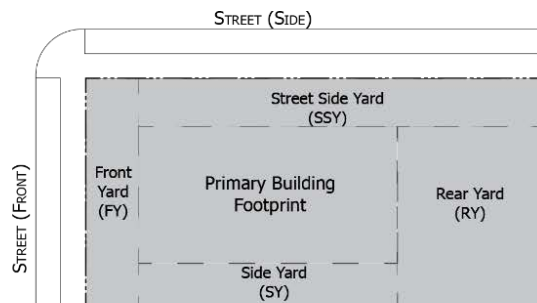
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



ES ESTATE

Large buildings, built as residences, located on large lots that accommodate large yards. They generally have distinguishing architectural features and one primary entrance.

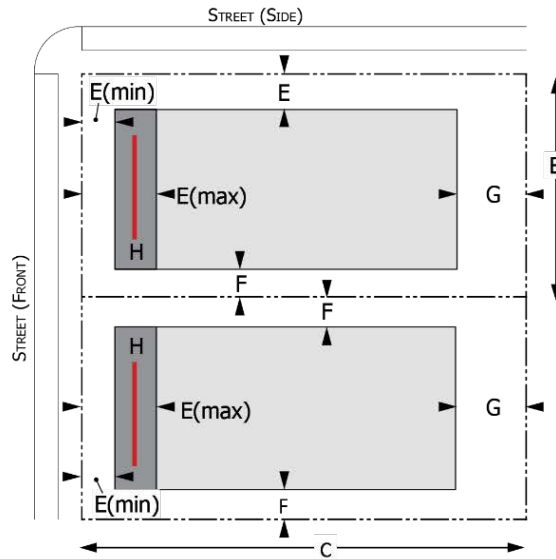
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	9,600	21,780
B	Lot width (ft)	80	120
C	Lot depth (ft)	120	--
D	Lot coverage (%)	--	30
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	20 ⁽¹⁾	--
F	Side setback (interior lot line) (ft)	10	--
G	Rear setback (ft)	25	--
H	Frontage buildout (%)	--	80
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	950
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	--
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the street side yard, side yard, and rear yard.	
PRIVATE FRONTAGES		Porch or Stoop required.	

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

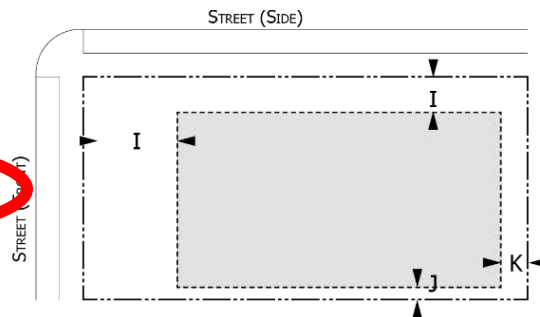


EXAMPLE

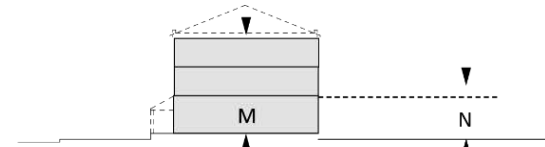
LOT REQUIREMENTS AND BUILDING ENVELOPE



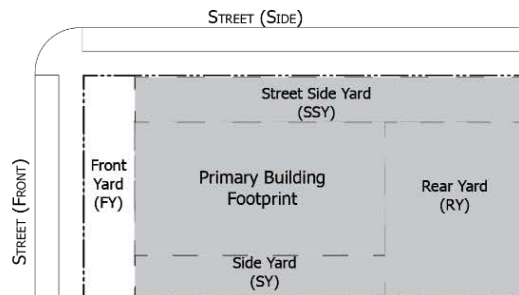
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



HS HOUSE

Houses are detached, generally single-family dwelling units. They are located on lots that accommodate a primary building with small side yards and relatively large rear or front yards. They generally have one primary entrance.

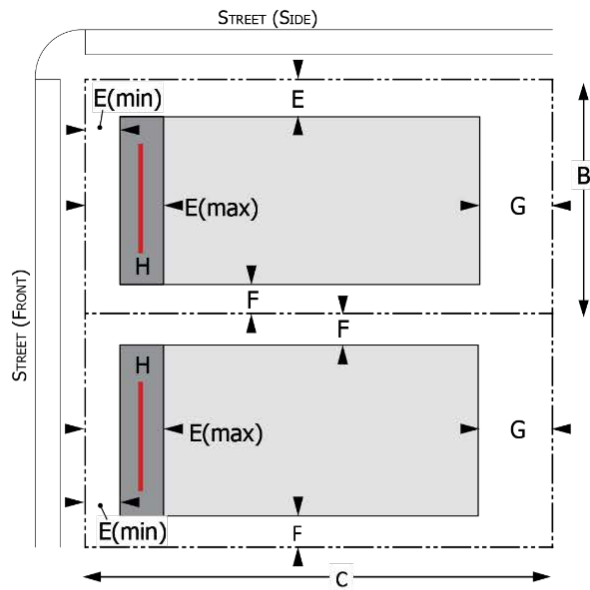
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	4,000	12,000
B	Lot width (ft)	35	80
C	Lot depth (ft)	100	--
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	15 ⁽¹⁾	25
F	Side setback (interior lot line) (ft)	5	--
G	Rear setback (ft)	20	--
H	Frontage buildout (%)	60	80
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	800
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	3
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the side, street-side, and rear yards.			
PRIVATE FRONTAGES			
Porch or Stoop required.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

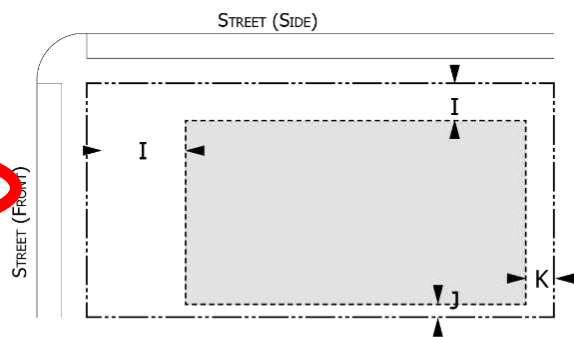


EXAMPLE

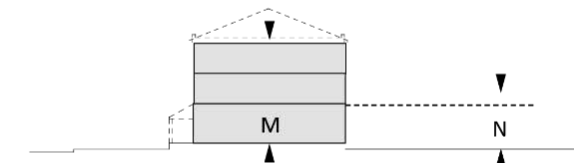
LOT REQUIREMENTS AND BUILDING ENVELOPE



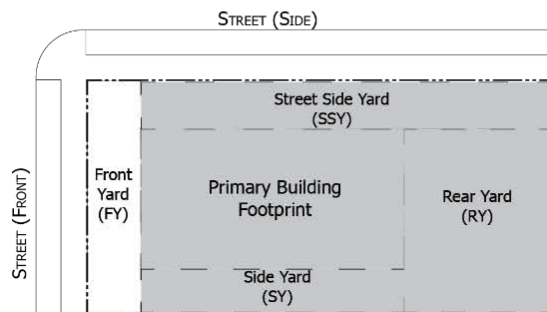
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



CO COTTAGE

Cottages are generally small residential buildings, sized for a single dwelling, located on lots that accommodate a detached primary building with small yards. They are generally a single-story building or bungalow with a single primary entrance.

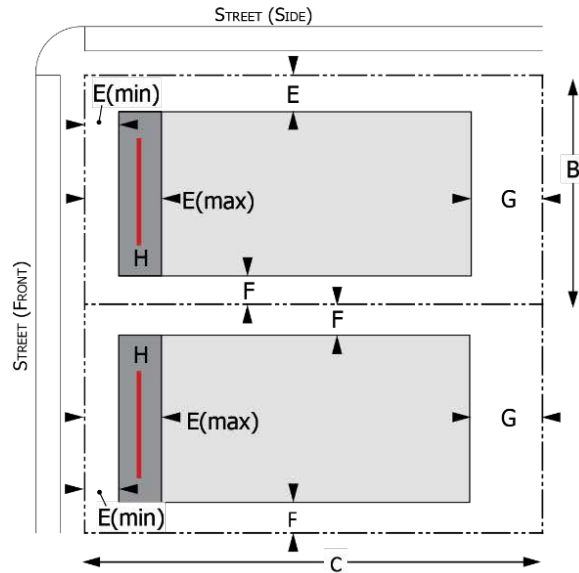
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	2,500	6,300
B	Lot width (ft)	25	35
C	Lot depth (ft)	50	150
D	Lot coverage (%)	--	70
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	10 ⁽¹⁾	20
F	Side setback (interior lot line) (ft)	3	--
G	Rear setback (ft)	10	--
H	Frontage buildout (%)	70	90
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	500
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	2
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the side, street side, and rear yards.			
PRIVATE FRONTAGES			
Porch or Stoop required.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

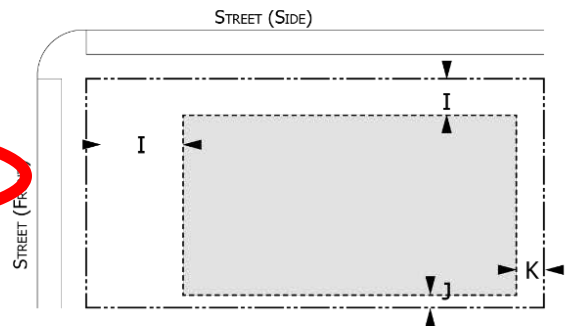


EXAMPLE

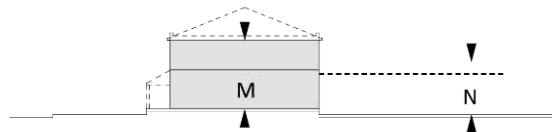
LOT REQUIREMENTS AND BUILDING ENVELOPE



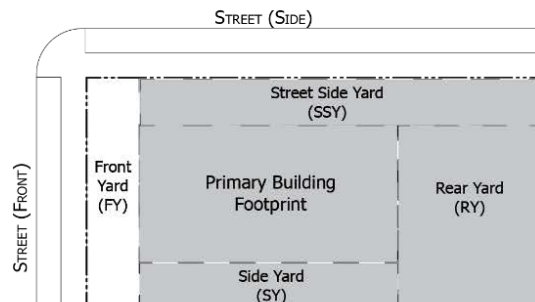
ACCESSORY BUILDING ENVELOPE



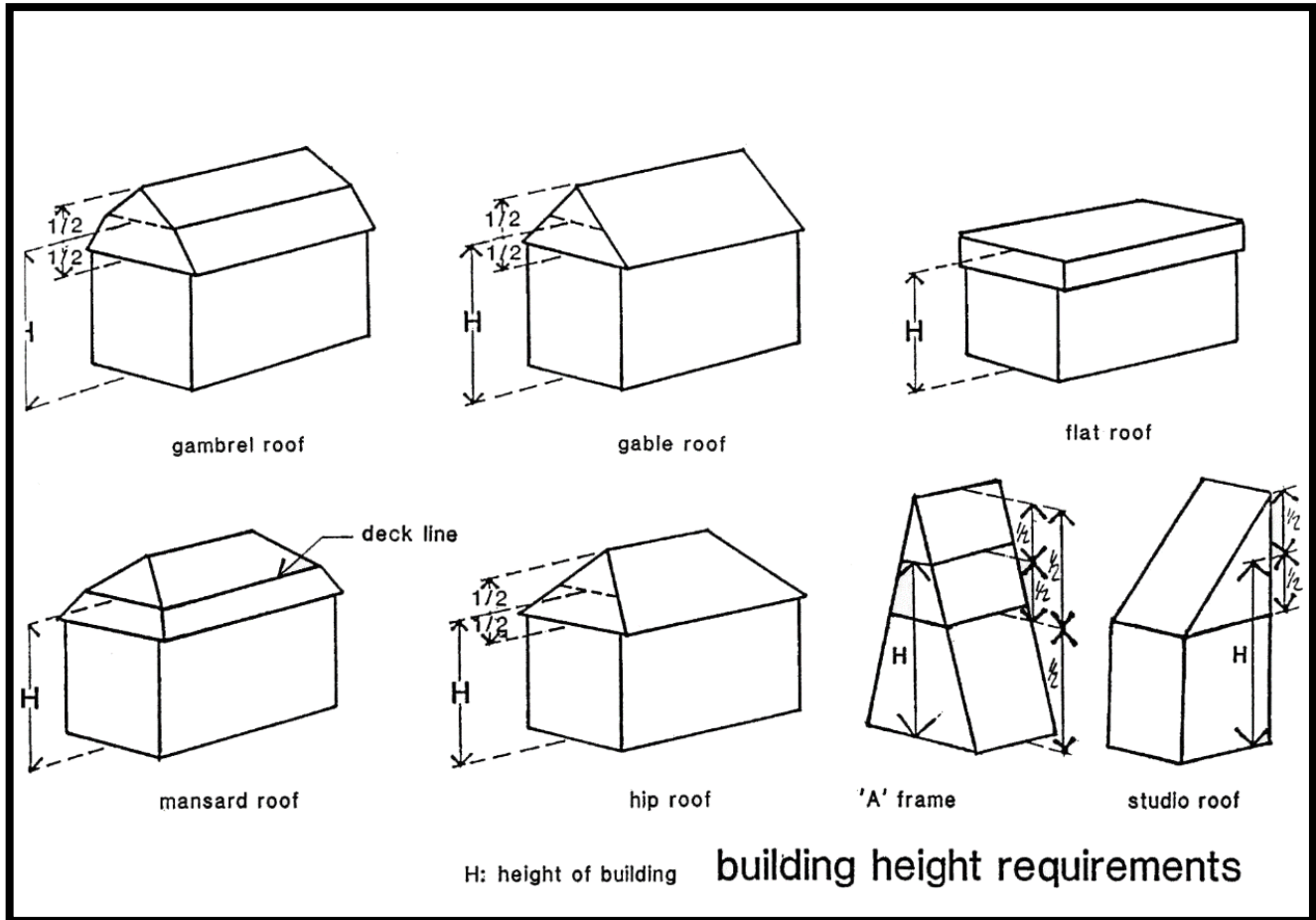
BUILDING HEIGHT



PARKING LOCATION



Height is defined as “the vertical distance from the established grade of the center of the front of the building to the highest point of the roof surface of a flat roof; to the deck line of mansard roof; to the mean height level between the eaves and ridge for a hip, gambrel or gabled roof; and 75 percent of the height of "A" frame. Chimneys, spires, antenna, and similar projections other than signs shall not be included in calculating building height.”



These building types are only permitted in the form-based districts, which tend to be the older parts of the City. Taller outbuildings- carriage houses, small barns, etc- were once the norm, until the automobile rose to dominance. Taller outbuildings are occasionally needed even for vehicle storage currently, due in part to some taller vehicles (rather than longer or wider) being used for trades and modified to be accessible, the popularity of recreational vehicles, and even for storage of tools and recreational equipment.

In the case of existing single-story or ranch-style homes, this amendment would not allow the proposed detached accessory structure to be taller than the existing primary structure. This could help to maintain a sense of neighborhood cohesion. However, it is possible that the peak of the accessory structure could be taller than the peak of the primary structure. It would be possible to adjust the proposed wording to be: “...the lesser of 25' or such that the highest point of the accessory structure is equal to or lesser than the height of the primary structure.”

Taller buildings could also accommodate a second-story accessory dwelling unit. As the ordinance is written, an ADU would either have to be built in an existing building's second-story, as a first-floor use in a detached accessory building, or in an attached accessory structure.

Change Part 2:

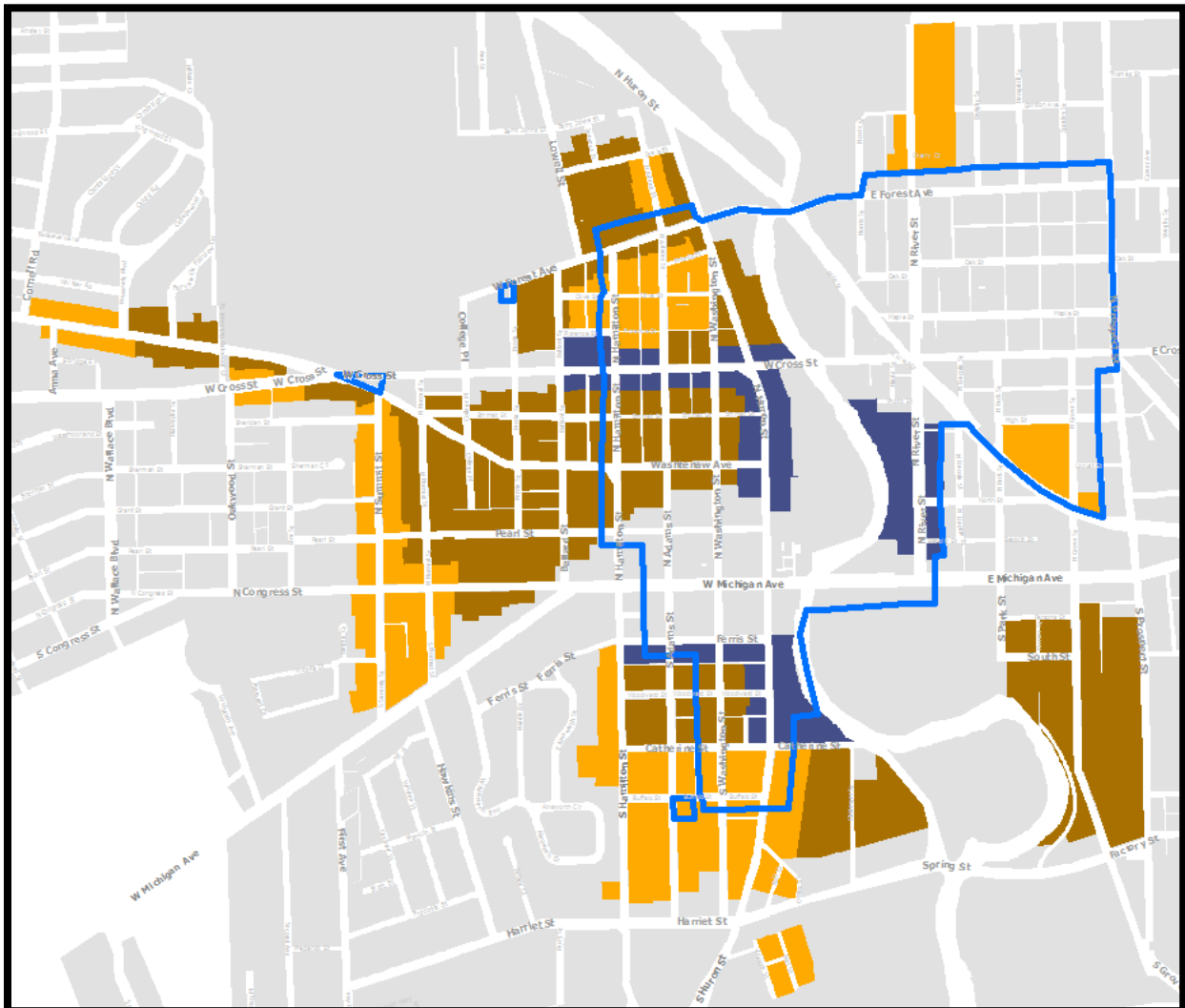
“change 651(b)(2) to add “and except where otherwise noted” to the end of the section.

Section 122-651(b)(2) currently reads:

“Height. The maximum height for a detached accessory structure must be 15 feet; except in the PMD district, in which accessory structures may be constructed equal to the permitted maximum height of structures in such district, subject to Planning Commission review and approval.”

The change would ensure that this section does not conflict with the higher heights that would be permitted in the form-based districts, but also does not permit higher heights in the more modern use-based districts, such as R1.

Map of Zoning Districts where ADUs are permitted (with Historic District in blue)



Ypsilanti is sustainable

Every decision should foster the future, while replenishing resources – natural, economic and social. Efforts to make the city an environmentally sustainable place will continue. The financial viability of the city in 20 years should factor into decisions. Equity for everyone in Ypsilanti is another priority.

Much of the market demand for accessory dwelling units comes from three sources: a desire to live minimally in a small space; a desire to live independently near existing social support networks such as family and friends; or simply a desire to live near a certain fixed resource, such as a downtown, recreational amenities, school, or work. This change could help foster social sustainability.

Much of the interest in providing such housing supply comes from people who wish to have family members live close to them, and from the ability to collect rental income. This change could help foster both social sustainability and economic sustainability.

Density, generally speaking, helps to preserve natural resources. It is more efficient to live in a dense place; demand on car travel is reduced, and it takes fewer resources to provide essential services, such as utilities and public safety protection. This amendment could lead to increased density, which would then help to preserve natural resources.

Conversely, density and larger buildings are not to everyone's tastes. As with any new construction or development, there may be a "sorting period" in the area immediately adjoining any new construction.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti

Housing options should match the needs of the people. Those needs will change as residents age and move. The need for safe, quality, affordable homes for all should be factored into decisions.

This amendment could lead to an increase in housing availability, and would make ADU development slightly easier in the zoning districts where it is a permitted use. This amendment could also make living in the form-based districts more accessible to those who are looking for taller outbuildings than currently possible.

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 potentially improves the diversity of housing types available in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action potentially increases the social and economic sustainability of the community, and potentially helps to protect natural resources.
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric, this does increase the diversity in housing stock; this could increase the availability of housing; this could allow people with atypical vehicle needs &/or home

occupations to find homes in Ypsilanti; and this could aid those who wish to age in place &/or bring an aging family member to live with them &/or allow a family member to live nearby, yet independently.

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

Home occupations are explicitly permitted in all zoning districts where residential use is permitted. Accessory Dwelling Units are permitted in the HC, CN, and CN-Mid zoning districts. This allows residents more utility from these permitted uses.

(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;"

This would increase the diversity of the City, with minimal foreseeable negative impacts.

(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, but overall is anticipated to only have slight, yet positive, impacts.

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

Staff does anticipate that this amendment will slightly positively affect the historic character of the City, by allowing more "carriage-house" style detached accessory structures to be built.

(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, and should slightly enhance the region's environmental sustainability.

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

Staff does not anticipate any negative effects upon the health, safety, or welfare of the public.

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

Accessory dwelling units, while permitted, were not fully fleshed out in the 2014 ordinance revision. This is one step of likely many in working to enhance the accessory dwelling regulations.

(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, but will permit some additional flexibility in the housing market, and will help to support home occupations.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of amending the text of the Zoning Ordinance in the following manner:

- Updating 122-466 (mansion), 122-467 (estate), 122-468 (house), 122-469 (cottage), subsection N, to read “the lesser of 25’ or the height of the primary structure;”
- And appending “except where otherwise noted.” to 122-651(b)(2);

with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the 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 will enhance the overall sustainability of the City.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment will address a community need.
9. The proposed amendment will not result in the creation of significant nonconformities.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File



**City of Ypsilanti
Planning & Development Department**

Non-refundable Fee:
\$1000

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

ZONING TEXT AMENDMENT APPLICATION

Applicant*

Name <i>George F Estabrook Jr</i>			
Address			
City <i>Ypsilanti</i>	State <i>Michigan</i>	Zip <i>48198</i>	
Phone / Fax		E-Mail	

Change

Change requested (may continue on a separate sheet):

<i>- change 466, 467, 468, 469 subsection N to the Lesson of 25' on the height of the primary structure.</i>
<i>- change 651 (b)(2) to add 'and except where otherwise noted' to the end of the section.</i>
Circumstances, factors, and other relevant information (may continue on a separate sheet): <i>to allow for better use of ADU's in the core neighborhoods.</i>

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property, as applicable, for the purposes of preparing staff reports and/or evaluating this application.
Sig <i>George F Estabrook Jr</i>
Print Name: <i>George F Estabrook Jr</i>

Agenda
Planning Commission

City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. Old Business



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

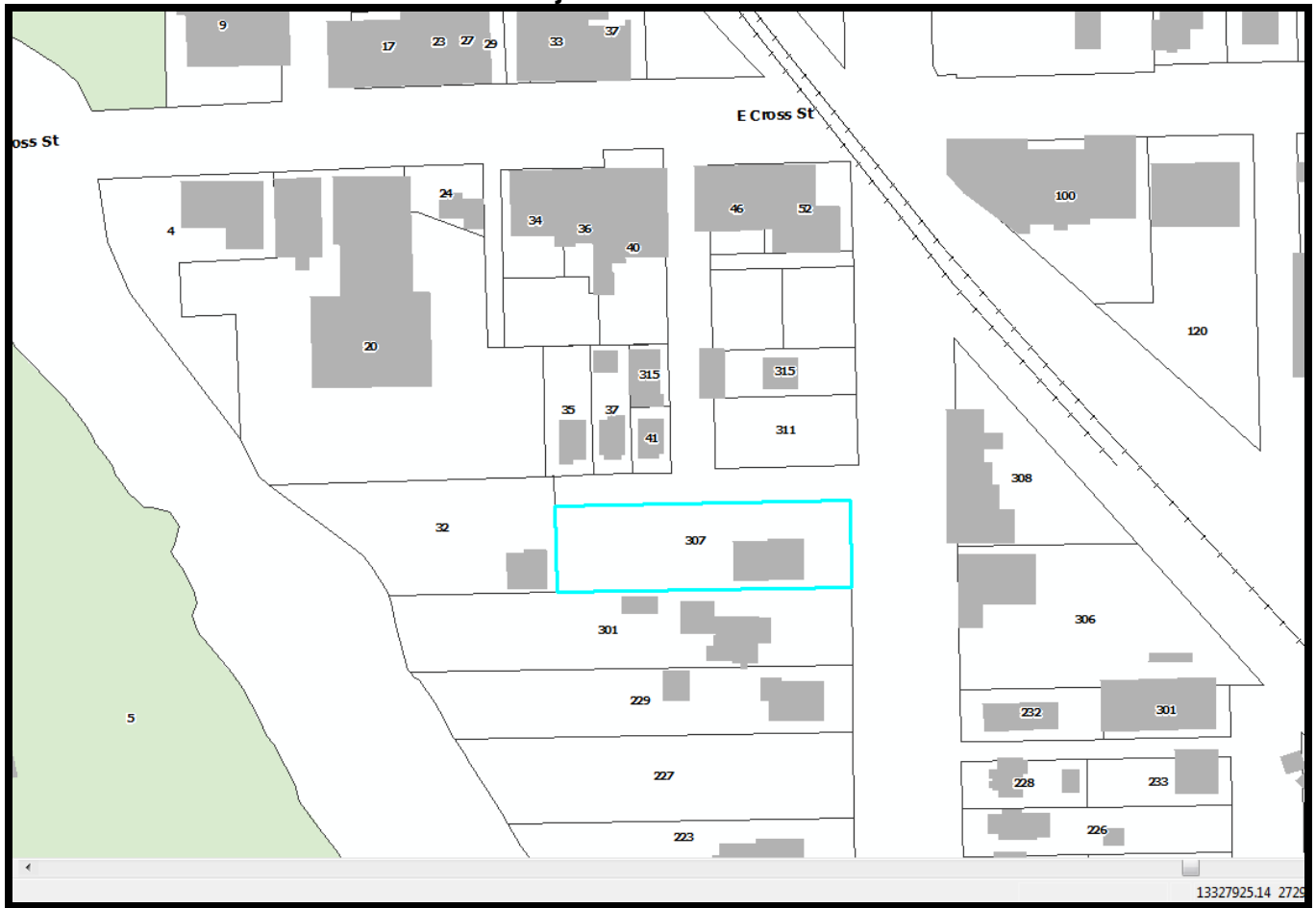
Staff Recommendation: Conditional Approval.

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.
---	---	--	---

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.

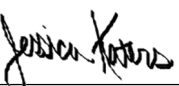
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

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

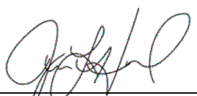
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

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

PROJECT + NUMBER

17-306

ISSUE + DATE

03 NOV 2017
26 JAN 2018
12 MAR 2018

OWN REV
SITE

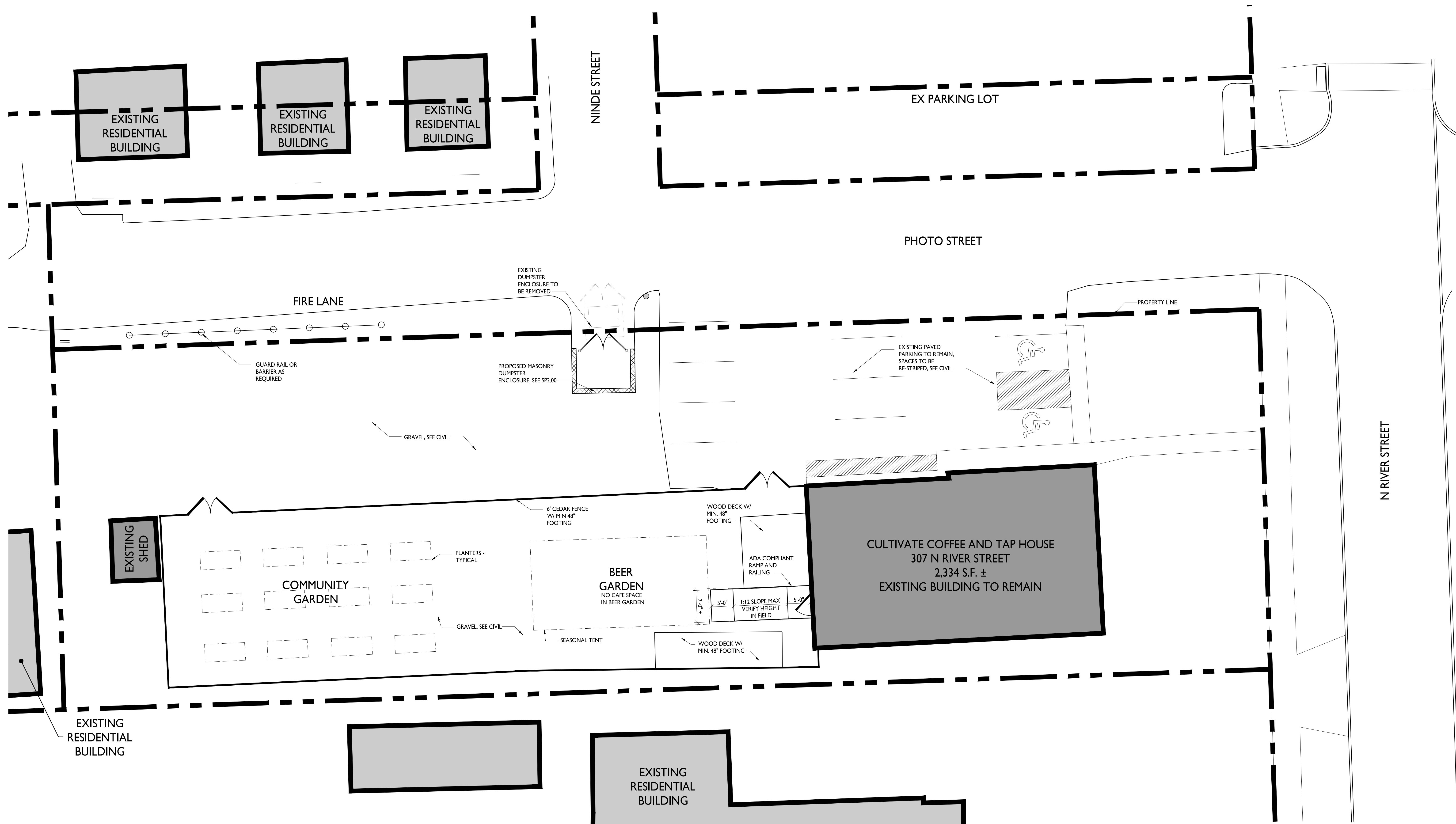
SHEET + TITLE

TITLE
SHEET

17306SP100.dwg

SHEET + NUMBER

T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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

CONSULTANT + NAME

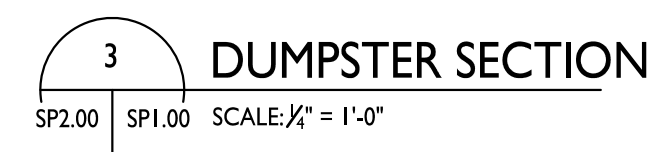
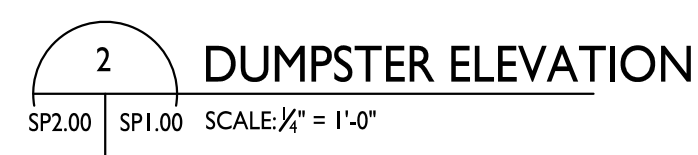
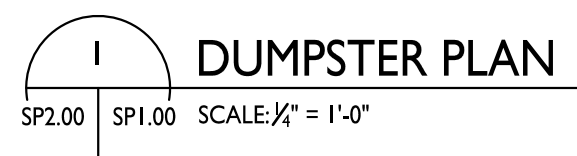
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

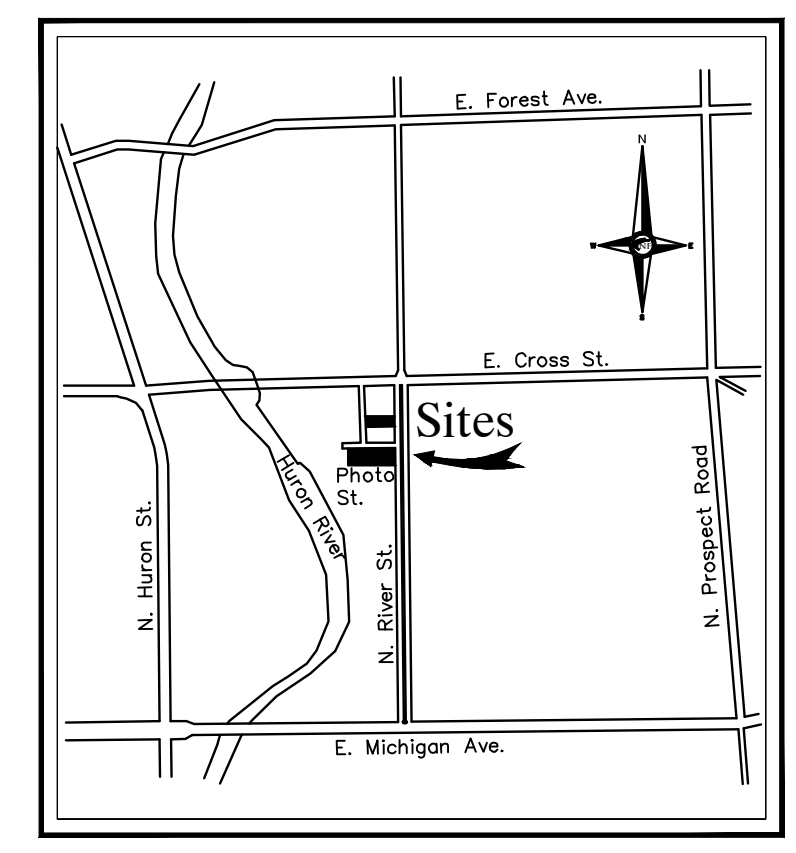
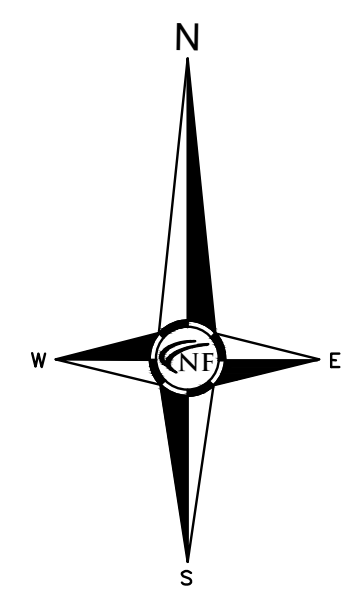
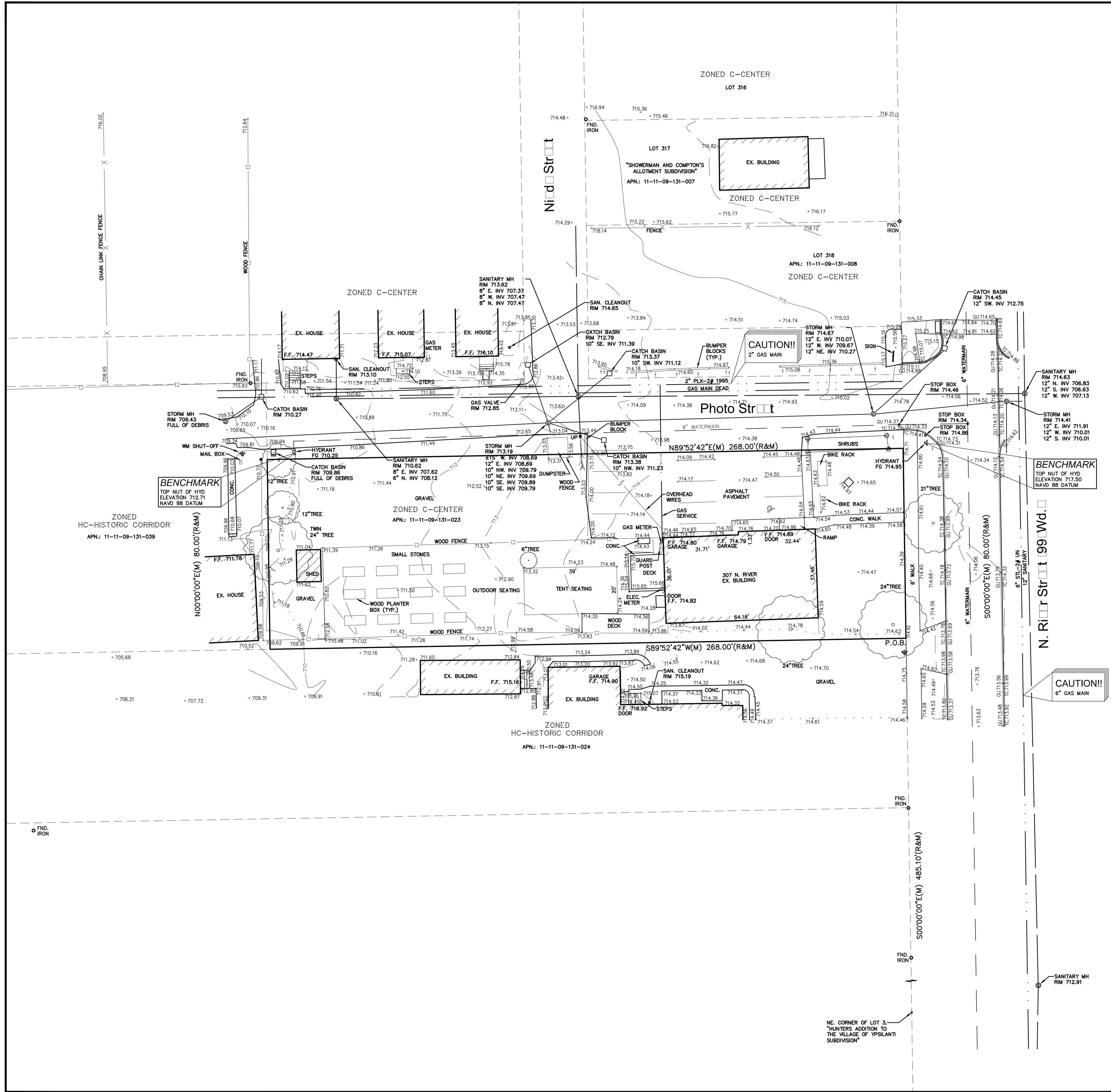
PROJECT + NUMBER
17-306

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

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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



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

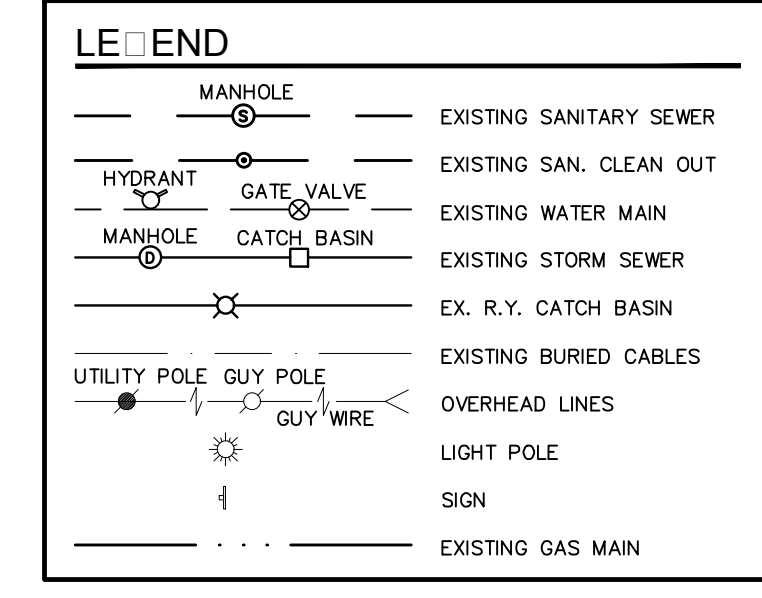


LEGAL DESCRIPTION
PART OF FRAC. SECTION 9, T. 3 S., R. 7 E., YPSILANTI, WASHTENAW COUNTY, MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF RIVER STREET (99.00 FEET WIDE) AND THE NE. CORNER OF LOT 3, "HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI SUBDIVISION"; THENCE N. 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.



DRAWN BY:
N. Naoum

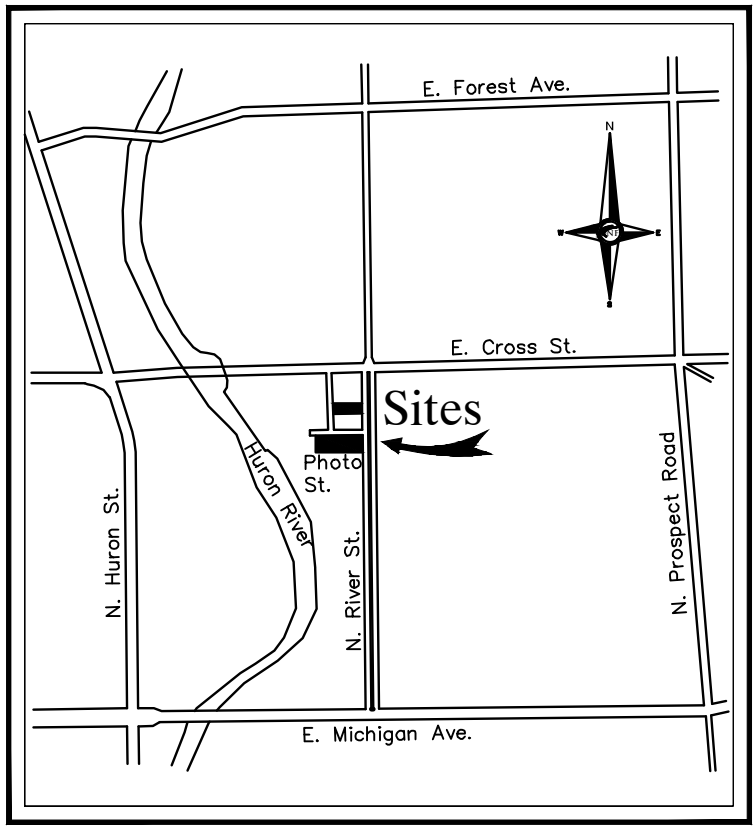
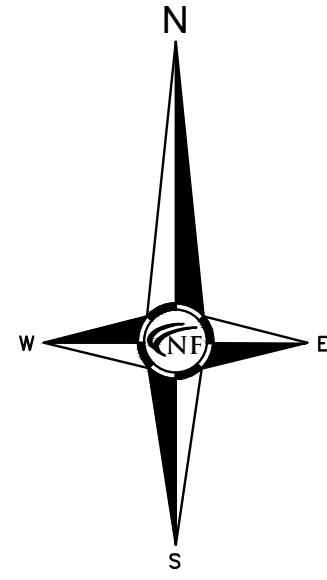
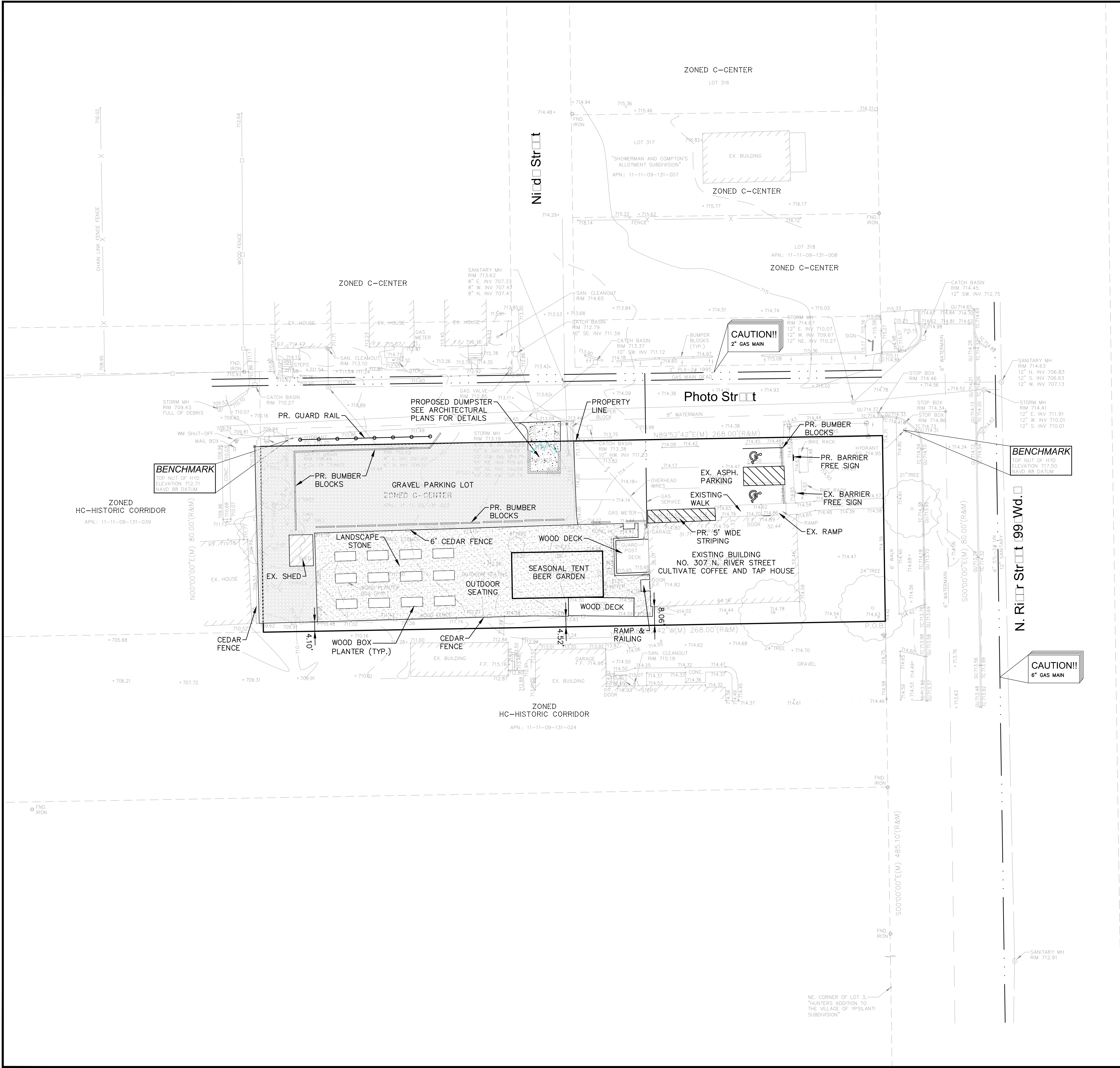
DESIGNED BY:

APPROVED BY:
K. Navaroli

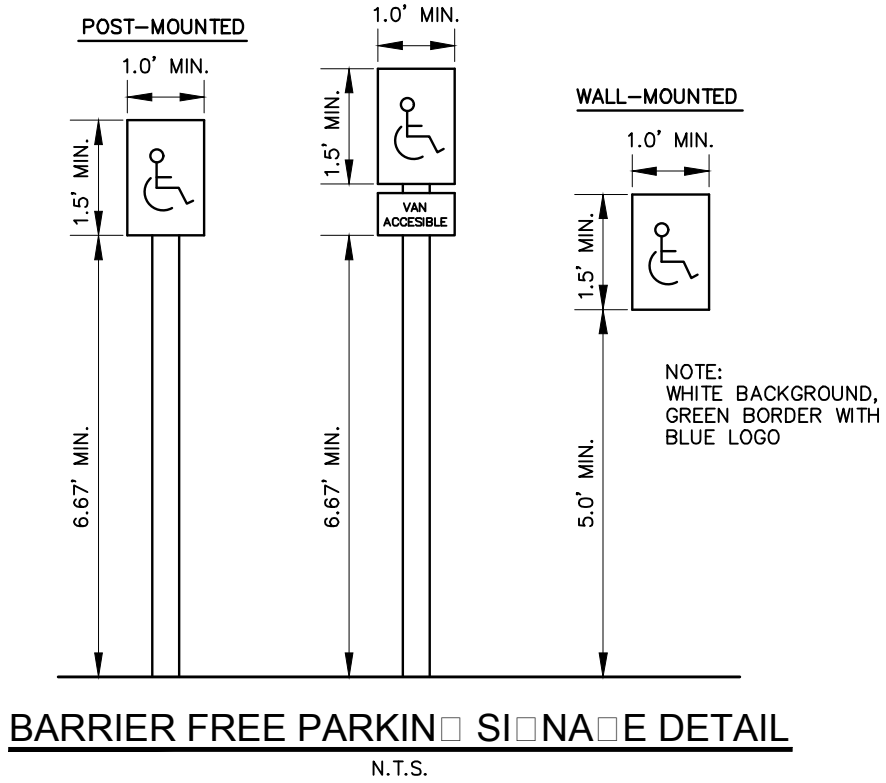
DATE:
02-22-2018

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
K166 1



Location Map
N.T.S.



PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R. Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		PR. SANITARY SEWER
	PR. WATER MAIN		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION		PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION		PR. TOP OF PMVT. ELEVATION
	PR. FINISH GRADE ELEVATION		

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

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.

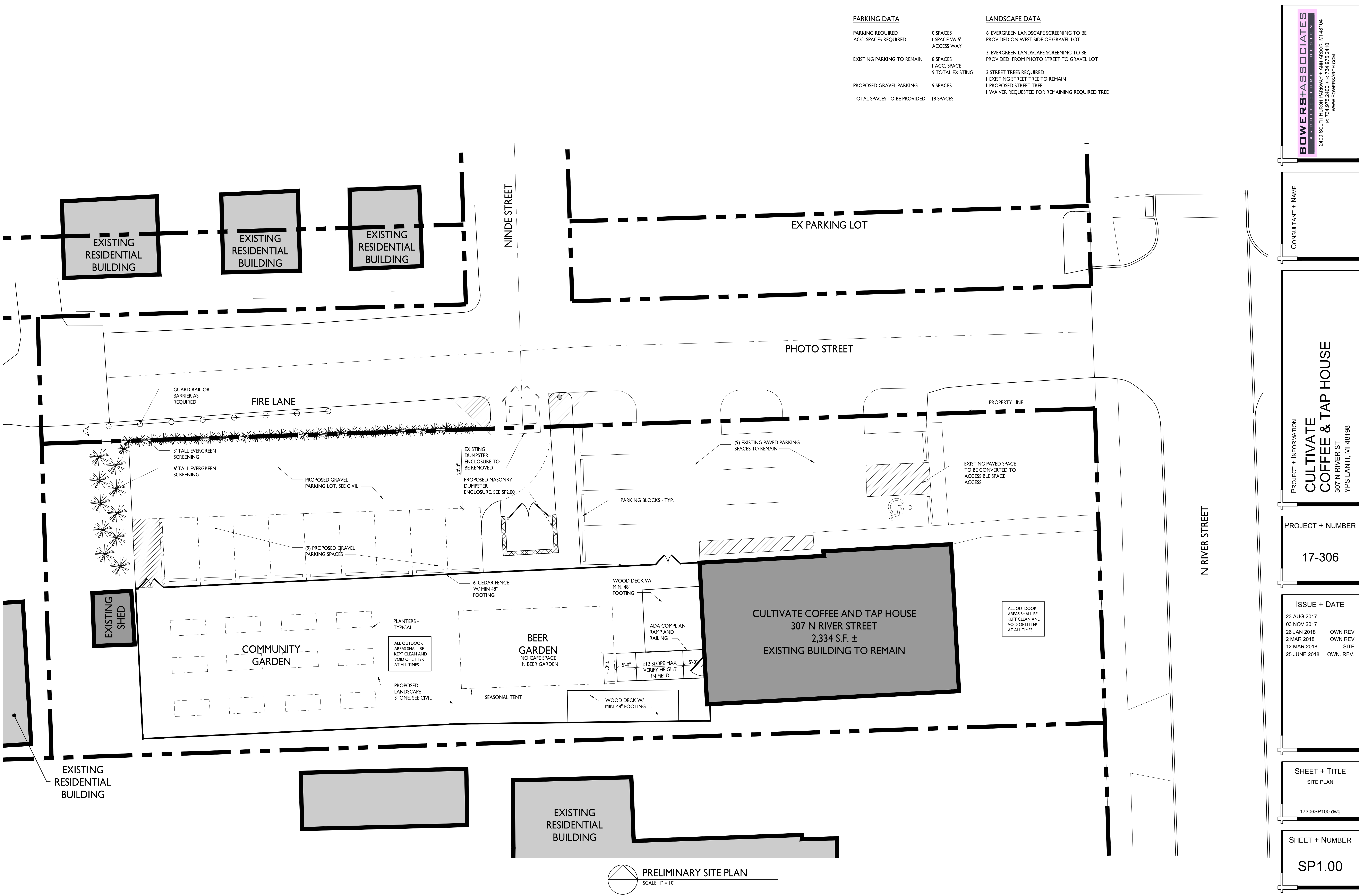
Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this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

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

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

CONSULTANT + NAME

PROJECT + INFORMATION

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

PROJECT + NUMBER

17-306

ISSUE + DATE

23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
25 JUNE 2018

OWN REV
OWN REV
SITE
OWN. REV.

SHEET + TITLE

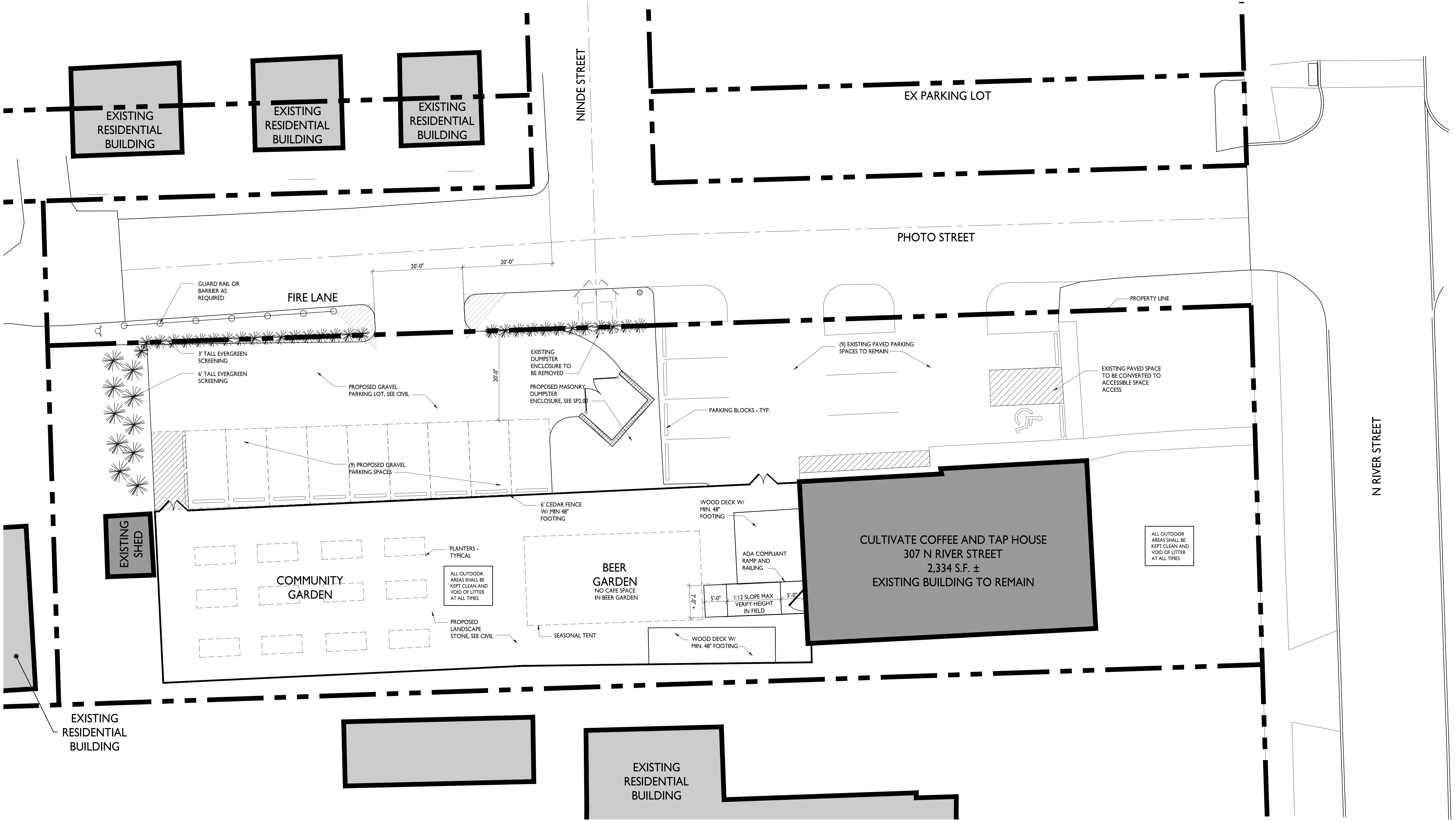
SITE PLAN

17306SP100.dwg

SHEET + NUMBER

SP1.00

© copyright 2017 BOWERS+ASSOCIATES, INC.



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

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

CONSULTANT + NAME

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

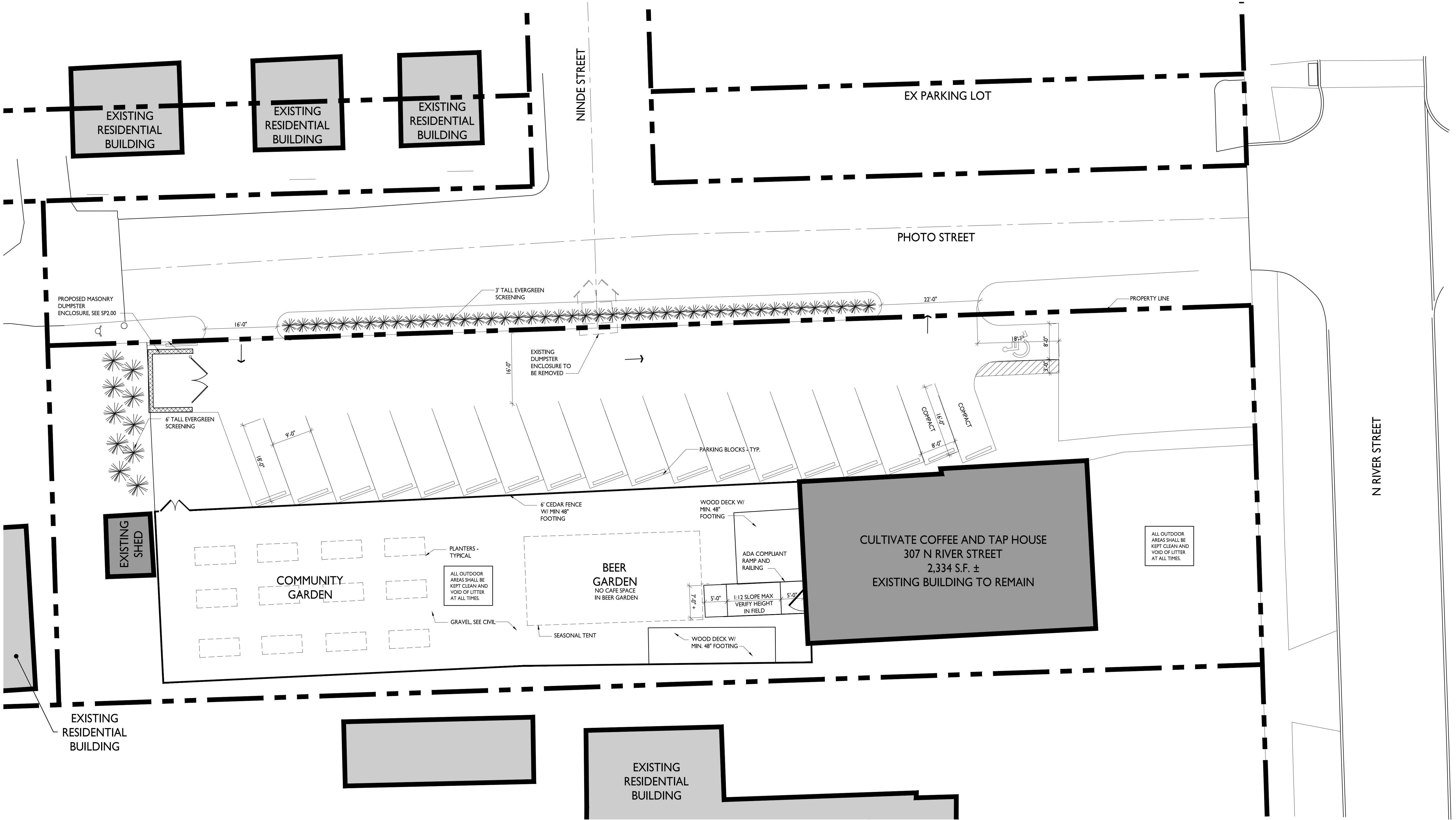
PROJECT + NUMBER
17-306

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

SHEET + TITLE
SITE PLAN
17306SP100c.dwg

SHEET + NUMBER
SP1.00

© copyright 2017 BOWERS+ASSOCIATES, INC.



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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

CONSULTANT + NAME

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

PROJECT + NUMBER
17-306

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

© copyright 2017 BOWERS+ASSOCIATES, INC.



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.

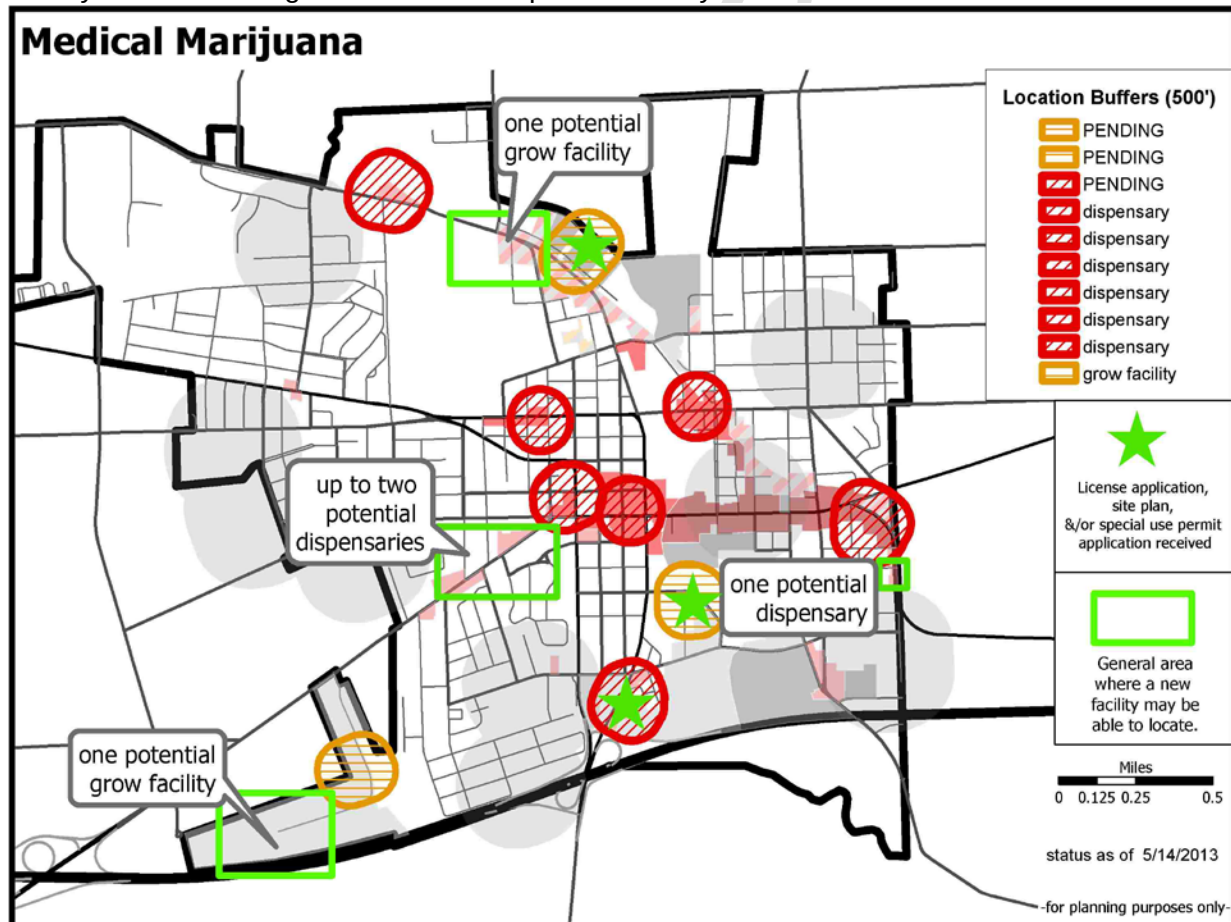
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

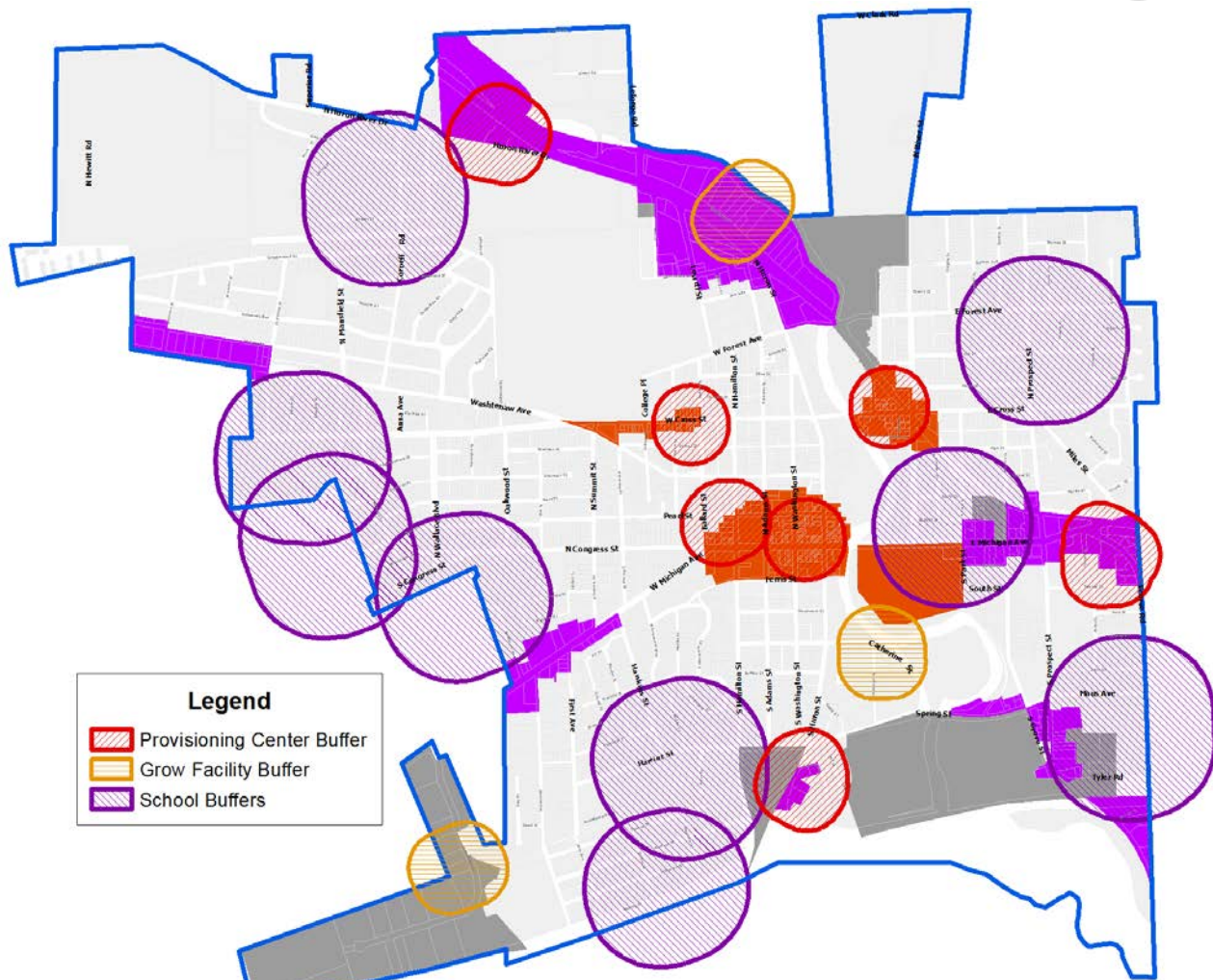
DISCUSSION

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.

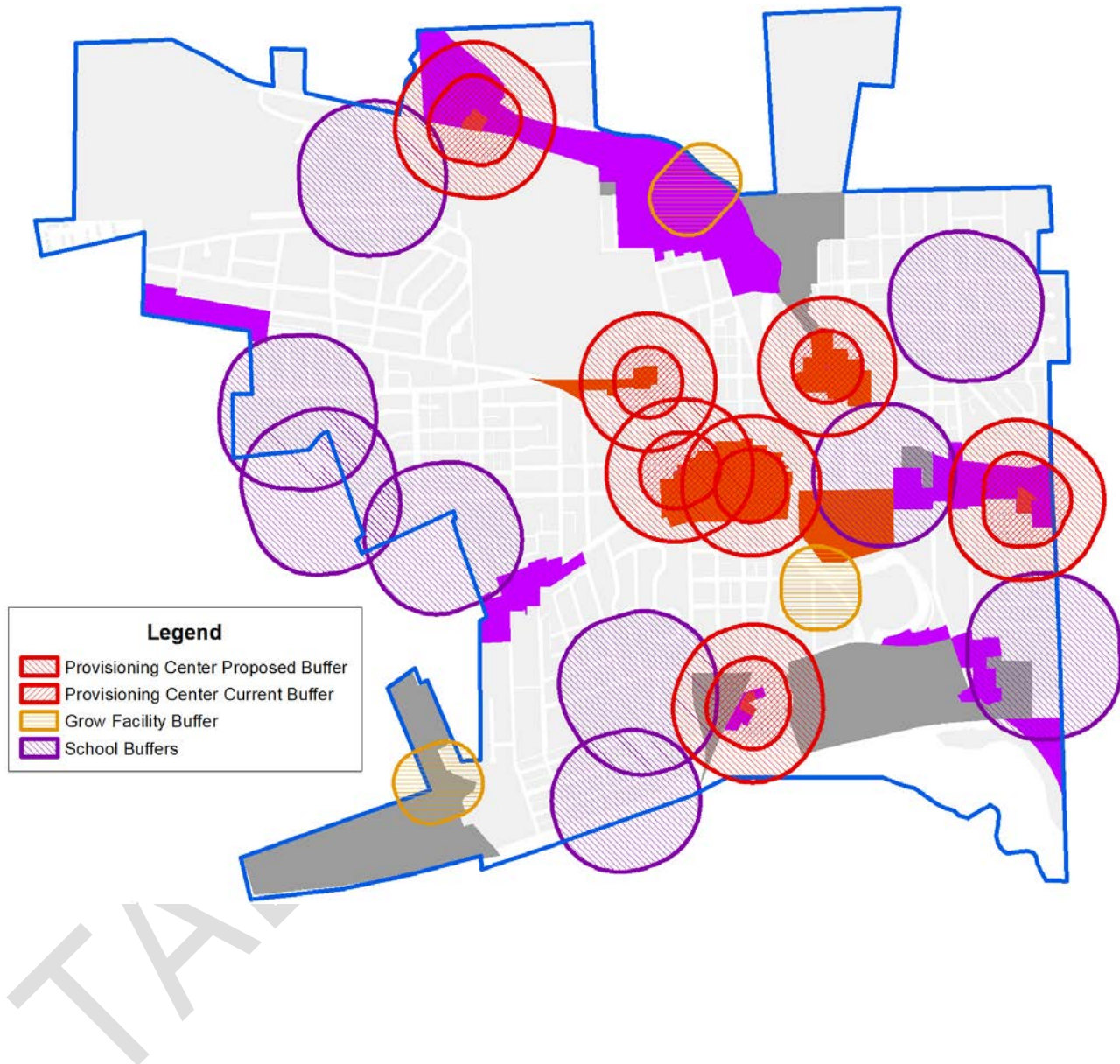
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



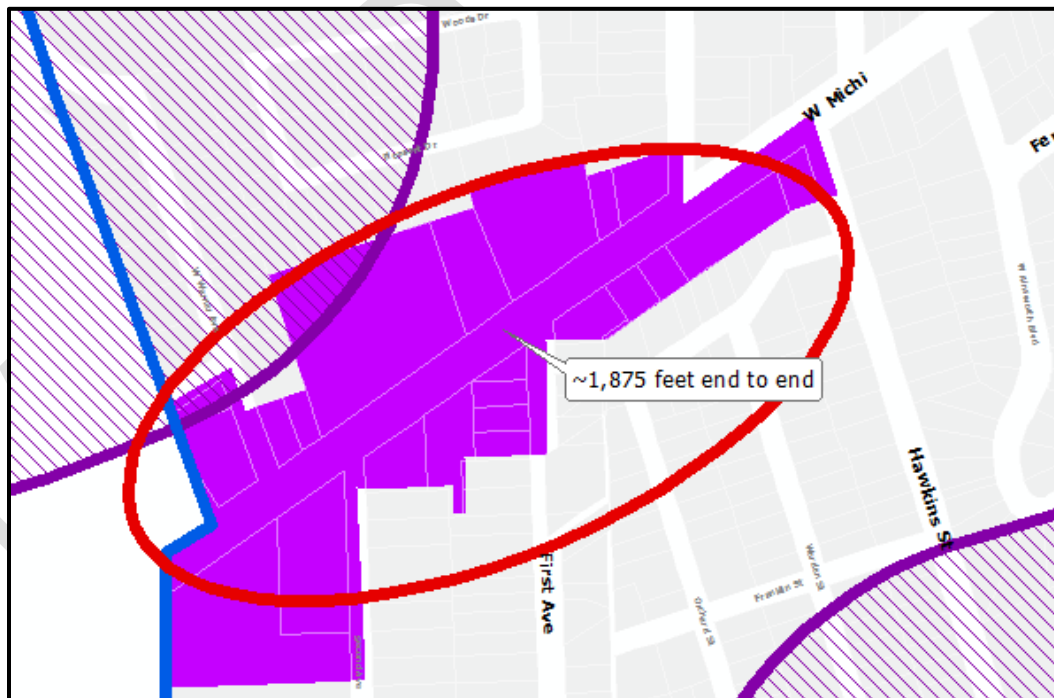
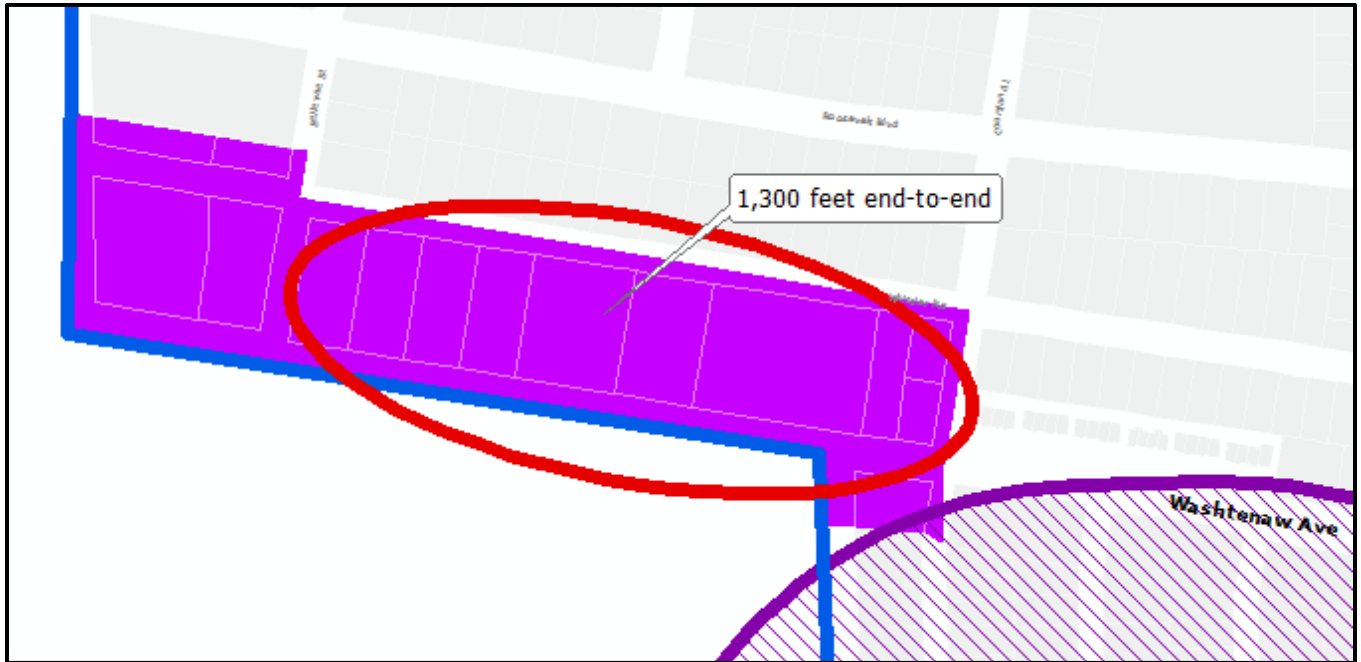
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - Thursday, September 6, 2018

1. Call to order - The meeting was called to order at 7:10pm at the Ypsilanti District Library, 229 W. Michigan Avenue. Attending was Sarah Walsh, Bob Krzewinski and Jared Talaga. The City Manager originally was supposed to attend but emailed that he needed to reschedule until our October meeting.
2. Introductions - Audience participation- Public input - Speakers – None.
3. General business
 - a. Agenda approval - A motion was made by Sarah, seconded by Jared, to approve the agenda and was approved unanimously.
 - b. Approval of August meeting minutes – A motion was made by Sarah, seconded by Jared, to approve the minutes and was passed unanimously.
 - c. Additional Committee member recruitment – Bob had sent out messages by email and Facebook to local neighborhood groups soliciting Committee members.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) - No update. This could potentially be a part of the 2022 rebuild of Huron and Hamilton Streets.
 - West Cross (Wallace to western City limit) – Engineering work should start soon.
 2. Sidewalk projects
 - ReImagine Washtenaw update – None.
 3. General projects
 - Non-Motorized Plan update completion – Jared is assembling and formatting data send to him and should have an updated draft document in two weeks. Bob reported that Ypsilanti Township will have a public input meeting on their first non-motorized plan on September 10th and he will be attending.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas - No update.
 - Border To Border Trail completion – Water Street B2B path is still closed awaiting a permit for use by the Michigan Department of Environmental Quality.
 - Bike Friendly/Walk Friendly Community applications follow up – A Walk Friendly application filing will be dependant on the approval of the Non-Motorized Plan update.
 - Public education/communications (Committee newsletter, social media, snow/vegetation removal) – A quarterly newsletter was discussed with Bob working on a draft fall edition. Jared suggested the Ypsi Bike Co-Op be highlighted.
 - Pedestrian safety improvements (signage/markings) – No update.
 - Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Permanent radar speed signs were discussed.
 - b. Reports - Parkridge Festival & EMU August bike event - The Parkridge Festival Non-Motorized Committee table was well received with free bike helmets (donated by the Ann Arbor Bicycle Touring Society) given away in a short period of time. The Ypsi Bike Co-Op bike repair station was also well received. No report was available for the EMU August 11th bicycle event.
5. New Business
 - a. Planning Department update - No update.
 - b. Local education – statewide 3 foot passing law - Bob will start doing informational posting on neighborhood Facebook sites on this.
 - c. Halloween library safe trick-or-treating (October 26) – Bob will work on the Committee being at this local event downtown as we have in the past, distributing flashing wristbands (courtesy of the AAATA) and safe trick-or-treating flyers.
 - d. Other - Winter biking talk (November) – Bob will plan to give these talks again this year.
6. Other Items – Announcements - Bike Ypsi will have a fall ride on October 21.
7. Adjournment - A motion was made by Sarah, seconded by Bob, to adjourn the meeting at 8:14pm. The next meeting will be Thursday, October 4, 7pm at the downtown Library.

Agenda
Planning Commission
Wednesday, 17 October 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
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Jelani McGadney	P	A
Michael Simmons	P	A

III. Approval of Minutes

- September 19, 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

- 937 Monroe St: Group Child Care Home
Public Hearing: Special Use and Sketch Plan
- Accessory Building Height Increase
Public Hearing: Text Amendment

VI. Old Business

- 307 N River: Site plan review
Tabled from 7/18/2018 – to remain on table
- Medical Marijuana Provisioning Centers: Increase in Buffer
Tabled from 3/21/2018 – to remain on table

VII. New Business

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

**PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 19, 2018
CITY COUNCIL CHAMBERS
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: M. Dunwoodie, J. Donnelly, J. Talaga, P. Hollifield, J. McGadney, M. Simmons

Absent: H. Jugenitz (excused)

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

III. APPROVAL OF MINUTES

Commissioner Hollifield moved to approve the minutes of August 15, 2018 with corrections as noted by Commissioner Simmons (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 445 S. Huron

Staff presentation was made by City Planner, Bonnie Wessler, who stated that this is a request for a Special Use Permit for approval for "food store less than 15,000 sf with sales of alcohol".

This property is currently a gas station, with a small convenience retail shop. The property was purchased by the current owner in 2016 and began operating in 2017. Prior to that, it had been off-and-on vacant for some time. It was initially constructed in 1971 as a filling station with three auto repair bays. In 1992 and again in 1998, there were confirmed releases of gasoline from the site; the latter being from a leaking underground storage tank. The property is zoned NC, neighborhood corridor. This allows for Automobile Filling Station (without repair) as a special use; it also allows for retail stores and food stores by right. The City requires a special use permit be sought when the sale of alcohol is proposed in a building less than 15,000 sq. ft. Staff is recommending denial of this request with findings as listed in the staff report dated September, which is included in the city website under "Planning Commission". Staff is

also recommending denial of the Limited Site Plan and included a list of findings and noted deficiencies, in the staff report of September.

Planner Wessler referred to comments from residents Steve Pierce and Joe Lawrence, who voiced strong objection to this request.

Planner Wessler also added that the applicant for 445 S Huron has requested that we table the application tonight, for two reasons. First, they'd like more time to address the issues that were brought up in the staff report, and second, the lead on this project for their team was hospitalized last night and will be unable to attend. They can still send *a* representative, but it won't be the person most familiar with the site and the application. Planner Wessler recommended that the application be tabled, but that the public hearing continue to be held, as it was extensively noticed.

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

Bob Doyle, 210 S. Washington – commended planning staff for the thorough report – has lived in this area for 28 years. He hopes that the commission will deny this request.

Steve Pierce, 118 S. Washington – confirmed that this item will be tabled until October and that another opportunity will be available at that time for the public to participate. He added further information on the business, and also added that this is a gateway to the City and it is his opinion that they do not need another liquor business there since currently there is a party store right across the street, as well as a medical marijuana facility within close proximity.

William Allende – stated that he is not a resident of the city but does have family in the area on Madison. He is an assistant pastor at Messiah Church and the members are quite concerned. He is quite opposed to granting this request.

Louise Betsy, 210 E. Ainsworth – Lived in the area for 60 years, complained about non-resident business owners who do not take care of the business. Ypsilanti used to be clean – she is anti-marijuana and it is her opinion they should ban both liquor and marijuana.

Brenda Bird, formally lived at 450 Burton – she currently lives in Superior Township. She is a member of Messiah Church. The community needs to think of the children – doesn't know how the weed store got in. This is not what we are trying for here. Another liquor store does not fit.

Cherissa Lamarr, 123 Bell – she feels that liquor and drugs equal's crime. Home violence and crime goes up. This does not fit and it is not a positive image for the entryway to the city. She hopes that the commission will deny. Not conducive to the community.

Stephanie Smith, stated that she was born in Ypsilanti and attends Messiah Church. She is anti-marijuana. This is close to the Historic District and is not benefitting the children. Not supportive.

Bishop Grayson, Messiah Temple Church – was born and raised here – the residents in the community feel threatened and do not feel that their representatives are listening to them. It used to be safe for people walking dogs. They need better communication and is asking for denial of this request.

Norman Burgess, 29 Bell – referred to 9 Casler and asked if it is a halfway house. He asked if he had missed the notice. Feels there is no communication from the board to people. Chair Dunwoodie reminded the resident that the issue being discussed was the application for Special Use Permit at the gas station.

Lee Tooson – stated that the liquor license is a state issue. He also feels there is no need for drugs or alcohol – that is not the remedy. He proceeded to quote various bible scriptures and stated that we need to chase the rats out of town.

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

Commissioner Hollifield agreed that we should table this item giving the applicant the right to speak on their behalf.

Commissioner Talaga moved to table Site Plan Review and Special Use for 445 S. Huron until October meeting (Support: P. Hollifield) and the motion carried unanimously.

Chair Dunwoodie also took the opportunity to reiterate to the audience that we appreciate the amount of comments from everyone. A question came up during the public comment as to why we are continuing to table given the fact that there is a recommendation from staff to deny. It is the commission's responsibility to hear the applicant and in the interest of fairness, and due to the unforeseen circumstances by the applicant, we will give the applicant that opportunity.

VI. OLD BUSINESS

1. 307 N River – Site Plan Review.

No action – will continue to table.

2. Medical Marijuana Provisioning Centers: Increase in buffer

No action – will continue to table.

VII. NEW BUSINESS

None

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Application for child care home
2. Text Amendment – Accessory buildings

A resident asked where information could be obtained on notifications. Planner Wessler distributed copies of a pamphlet that has been put together for the public. More copies are located in the lobby.

IX. COMMITTEE REPORTS

1. Non-motorized Committee Report

Had a meeting. Commissioner Talaga stated that they are updating the non-motorized plan. They plan to have a draft before November. They are looking for another member and asked if anyone else on the board would be willing to commit.

2. Master Plan – Housing Affordability/ Access subcommittee report

Chair Dunwoodie attended a meeting where they revisited the timeline on consideration of the gathering of public input and how they will put their findings and reports together in a report. This would be an amendment to the Master Plan instead of a part of the Master Plan update.

They also divided into a new set of sub-groups that can concentrate on other paths for gathering information.

X. ADJOURNMENT

Since there was no further business, Commissioner Donnelly moved to adjourn the meeting (Support: J. Talaga) and the motion carried unanimously. The meeting adjourned at 7:55 pm.

Agenda
Planning Commission
Wednesday, 17 October 2018 – 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 937 Monroe St: Group Child Care Home
Public Hearing: Special Use and Sketch Plan



City of Ypsilanti
Community & Economic Development Department

2 October 2018

**Staff Review of Special Use Application
Monroe Group Child Care Home
937 Monroe St**

Applicant: Sasha Eddins
937 Monroe St
Ypsilanti, MI 48197

Project: 937 Monroe – Group Childcare Home

Application Date: August 15, 2018

Location: Between Monroe and Madison, and Brooks and 1st.

Zoning: R-1 Single Family Residential

Action Requested: Approval of change from childcare center to group home for child care.

Staff Recommendation: Approval.

PROJECT AND SITE DESCRIPTION

937 Monroe is an existing childcare center, with licensed capacity of up to 30 children. The applicant is requesting to decrease the intensity by switching from a commercial childcare center to a group day care home serving up to 12 families. 937 Monroe is zoned R-1; group child care homes serving 6-12 children are a permitted special land use within this district. The address, parcel number, and legal description of the parcel are: 937 Monroe St: 11-11-37-130-025: LOT 401 PARK RIDGE.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2010)



Figure 3: Photograph of Site (Google street view)



Figure 4: Current Photographs (from Mortgage Survey)



Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single & Multi-family residential, Park	R-1, MD, P
EAST	Single family residential	R-1
SOUTH	Single family residential	R-1
WEST	Single family residential	R-1

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 is compatible with adjacent uses and the zoning of the land. Height, location and size of buildings are compatible with uses and buildings on adjacent properties. The proposed use is a reduction in intensity and is a permissible use within this district.

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

COMMENTS: The proposed use is not anticipated to 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.

- (3) *The proposed special land use shall be designed, constructed, operated and maintained to assure long-term compatibility with surrounding land uses. Consideration shall be given to the placement, bulk, and height of structures; materials used in construction; location and screening of parking areas, driveways, outdoor storage areas, outdoor activity areas, and mechanical equipment; nature of landscaping and fencing; and hours of operation.*

COMMENTS: The proposed special use is compatible with the surrounding land uses.

- (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: None are anticipated.

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

COMMENTS: None are anticipated.

CONDITIONS OF APPROVAL

§122-326

"Reasonable conditions may be required in conjunction with an approval. The conditions may include conditions necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to conserve

natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed must do all of the following:

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

Items to be addressed: None.

LIMITED 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."

Applicant is not proposing any changes to the lot or the building footprint.

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The building is oriented towards Monroe Street. Height and setbacks fit with the surrounding lots.

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."

The site has driveway access from Monroe Street. There is on-street parking available on both sides of Monroe. There are plentiful sidewalks in the area.

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."

- Child care group homes require outdoor recreation space to be fenced and screened from any adjacent lot.

Items to be Addressed:

1. Applicant to verify existing fencing and screening on site complies with the zoning ordinance.

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."

Diversity is our strength. This special use does not introduce or accommodate new economic, racial, or other diversity; however, it does sustain the existing economic diversity of the City and provides a needed service to the neighborhood.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti. This special use continues to provide childcare opportunities within the city.

STAFF RECOMMENDATIONS: SPECIAL USE

Staff recommends the Planning Commission approve the Special Use Permit for the group child care home with the following findings and conditions:

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

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

STAFF RECOMMENDATIONS: LIMITED SITE PLAN

Staff recommends the Planning Commission approve the special use for the group child care home at 937 Monroe St with the following findings, and conditions:

Findings

The application substantially complies with §122-310.

Conditions

1. Child care centers and group day care homes must be registered by the state department of social services and must comply with the minimum state standard for such facilities.
2. The square footage of outdoor recreation area required by the Building Code and a 600 square foot licensing agency must be provided in the rear, side, or street side yard. Such outdoor space must be fenced and screened from any adjacent lot.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant



October 2018

Text Amendment
Accessory Building Height Increase

GENERAL INFORMATION

Applicant: George Estabrook, Jr

Application Date: 12 September 2018

Action Requested: Zoning Ordinance Text Amendment to increase the allowable height of accessory structures to 25' or the height of the primary structure, whichever is less, in the mansion, estate, house and cottage building types in all form based districts.

Staff Recommendation: Approval.

BACKGROUND

The applicant, in the course of researching a proposed improvement on their property, discovered that the maximum height for detached accessory buildings is capped at 15 feet. The applicant's property is in a district that permits accessory dwelling units (ADU) by right, and is interested in constructing a detached accessory structure that is both an ADU and a garage. As the square footage of detached accessory structures is capped, in this particular district, at 800 square feet, the applicant is interested in putting an ADU on the second story of a garage, and further believes that this is something that is important to have as an option for ADUs. The applicant worked with staff to develop the proposed language change.

PROPOSED CHANGED TEXT

Change Part 1:

"change 466 (mansion), 467 (estate), 468 (house), 469 (cottage), subsection N, to "the lesser of 25' or the height of the primary structure."" Currently, these sections read: "Accessory structure height: max 15".

These building types may apply in the following districts:

BUILDING TYPE		CN-SF	CN-MID	CN	C	HC	NC	GC	HHS
MA	Mansion	L	L	L	--	L	--	--	--
ES	Estate	P	P	P	--	P	P	--	--
HS	House	P	P	P	--	P	P	--	P
CO	Cottage	P	P	P	--	--	--	--	--

MA MANSION

Mansions are generally very large buildings originally built as residences, located on very large lots that distinguish the building from others nearby with expansive yards. They generally have a single primary entrance.

This building type is only permitted as a Limited building type.

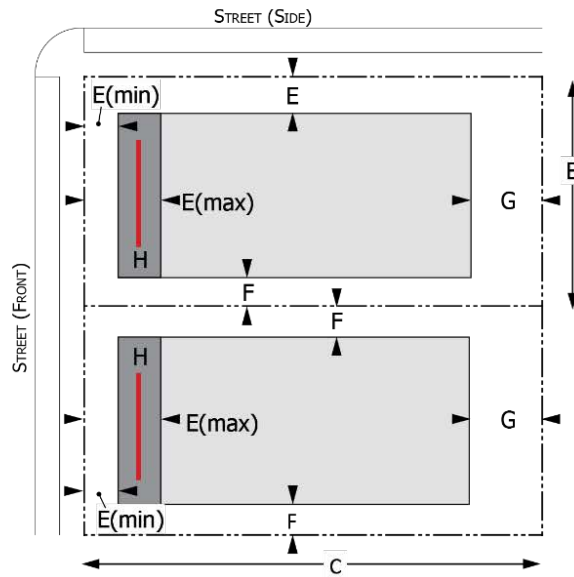
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	14,440	--
B	Lot width (ft)	120	--
C	Lot depth (ft)	120	--
D	Lot coverage (%)	--	30
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	30 ⁽¹⁾	--
F	Side setback (interior lot line) (ft)	25	--
G	Rear setback (ft)	40	--
H	Frontage buildout (%)	--	--
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	1,200
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	3
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the front, side, street-side, and rear yards.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

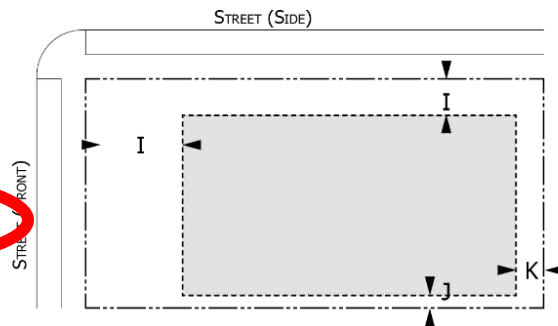


EXAMPLE

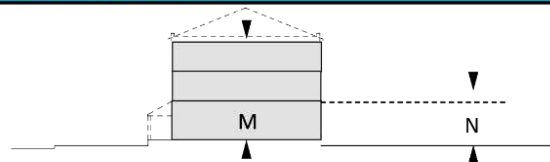
LOT REQUIREMENTS AND BUILDING ENVELOPE



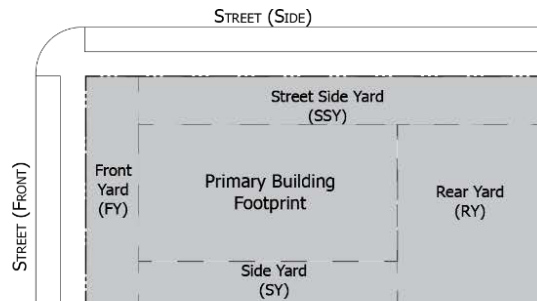
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



ES ESTATE

Large buildings, built as residences, located on large lots that accommodate large yards. They generally have distinguishing architectural features and one primary entrance.

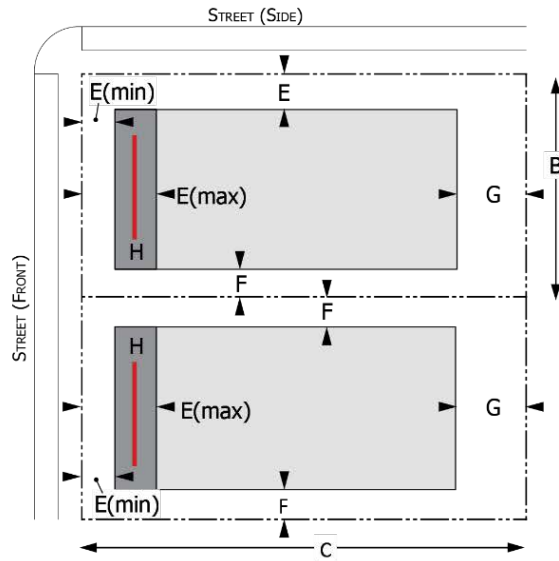
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	9,600	21,780
B	Lot width (ft)	80	120
C	Lot depth (ft)	120	--
D	Lot coverage (%)	--	30
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	20 ⁽¹⁾	--
F	Side setback (interior lot line) (ft)	10	--
G	Rear setback (ft)	25	--
H	Frontage buildout (%)	--	80
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	950
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	--
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION		Permitted in the street front or side yards.	
PRIVATE FRONTAGES		Porch or Stoop required.	

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

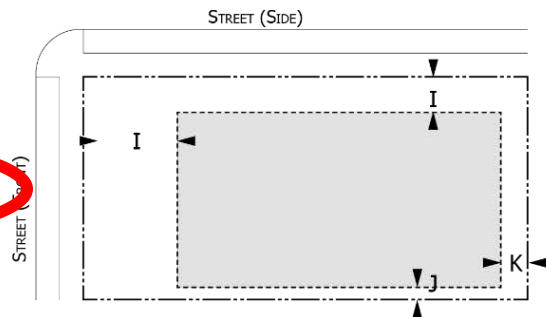


EXAMPLE

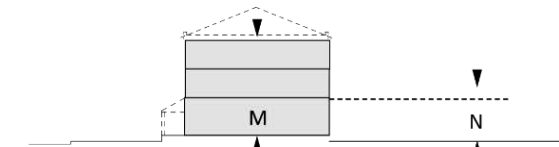
LOT REQUIREMENTS AND BUILDING ENVELOPE



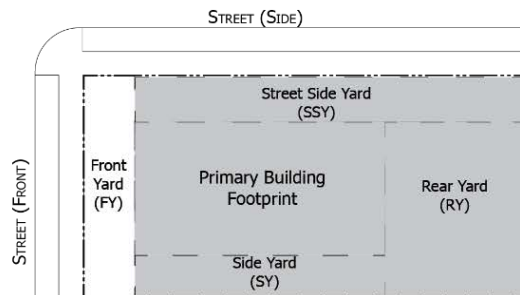
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



HS HOUSE

Houses are detached, generally single-family dwelling units. They are located on lots that accommodate a primary building with small side yards and relatively large rear or front yards. They generally have one primary entrance.

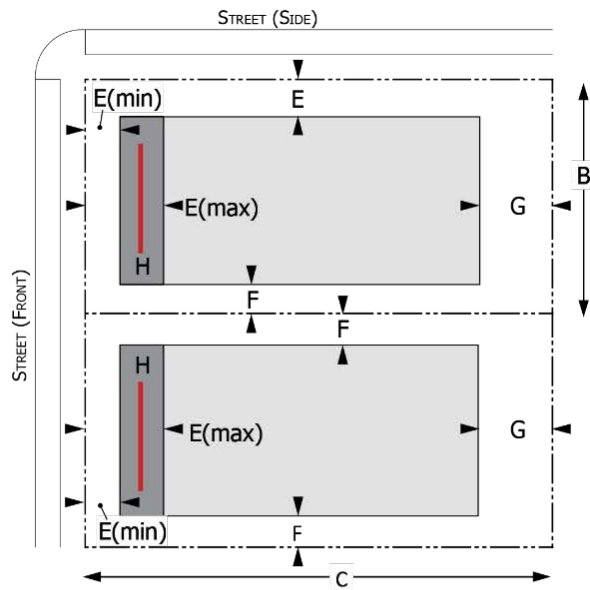
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	4,000	12,000
B	Lot width (ft)	35	80
C	Lot depth (ft)	100	--
D	Lot coverage (%)	--	60
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	15 ⁽¹⁾	25
F	Side setback (interior lot line) (ft)	5	--
G	Rear setback (ft)	20	--
H	Frontage buildout (%)	60	80
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	800
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	3
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the side, street-side, and rear yards.			
PRIVATE FRONTAGES			
Porch or Stoop required.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

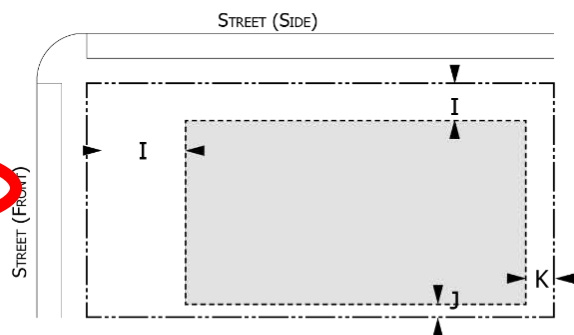


EXAMPLE

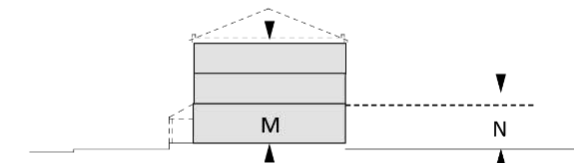
LOT REQUIREMENTS AND BUILDING ENVELOPE



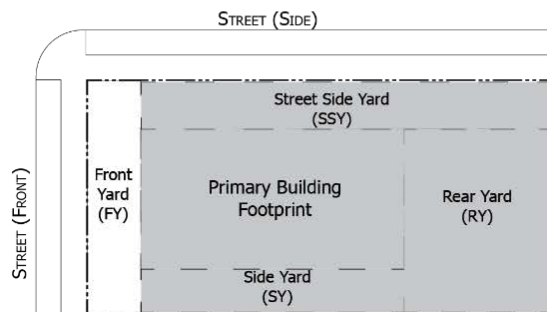
ACCESSORY BUILDING ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



CO COTTAGE

Cottages are generally small residential buildings, sized for a single dwelling, located on lots that accommodate a detached primary building with small yards. They are generally a single-story building or bungalow with a single primary entrance.

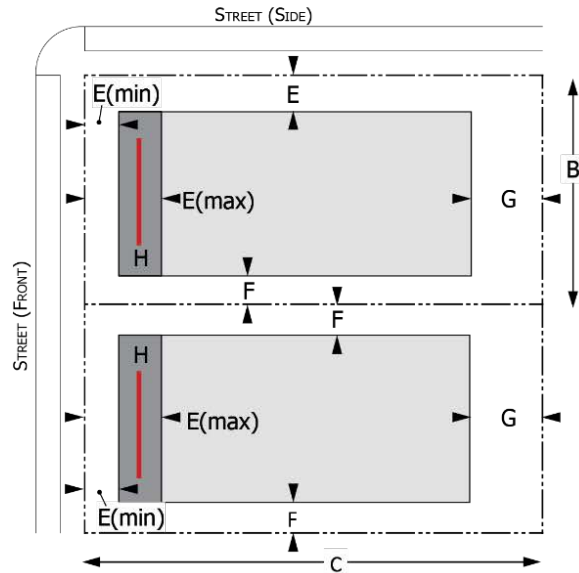
LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	2,500	6,300
B	Lot width (ft)	25	35
C	Lot depth (ft)	50	150
D	Lot coverage (%)	--	70
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	10 ⁽¹⁾	20
F	Side setback (interior lot line) (ft)	3	--
G	Rear setback (ft)	10	--
H	Frontage buildout (%)	70	90
ACCESSORY BUILDING ENVELOPE		MIN	MAX
I	Street setback (ft)	30	--
J	Side setback (ft)	5	--
K	Rear setback (ft)	5	--
L	Building footprint (sf)	--	500
Note: there is a maximum of two accessory buildings.			
BUILDING HEIGHT		MIN	MAX
M	Principal building (stories)	1	2
N	Accessory structure(s) (ft)	--	15
PARKING LOCATION			
Permitted in the side, street side, and rear yards.			
PRIVATE FRONTAGES			
Porch or Stoop required.			

(1) Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established.

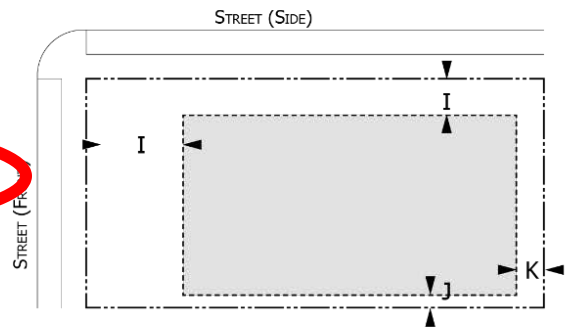


EXAMPLE

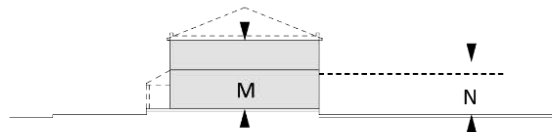
LOT REQUIREMENTS AND BUILDING ENVELOPE



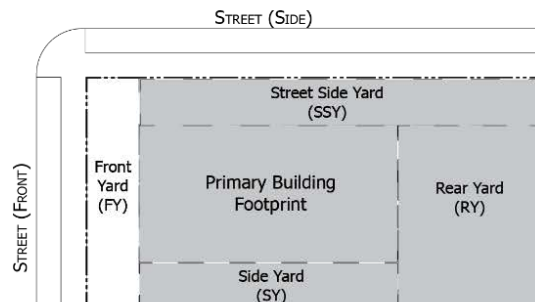
ACCESSORY BUILDING ENVELOPE



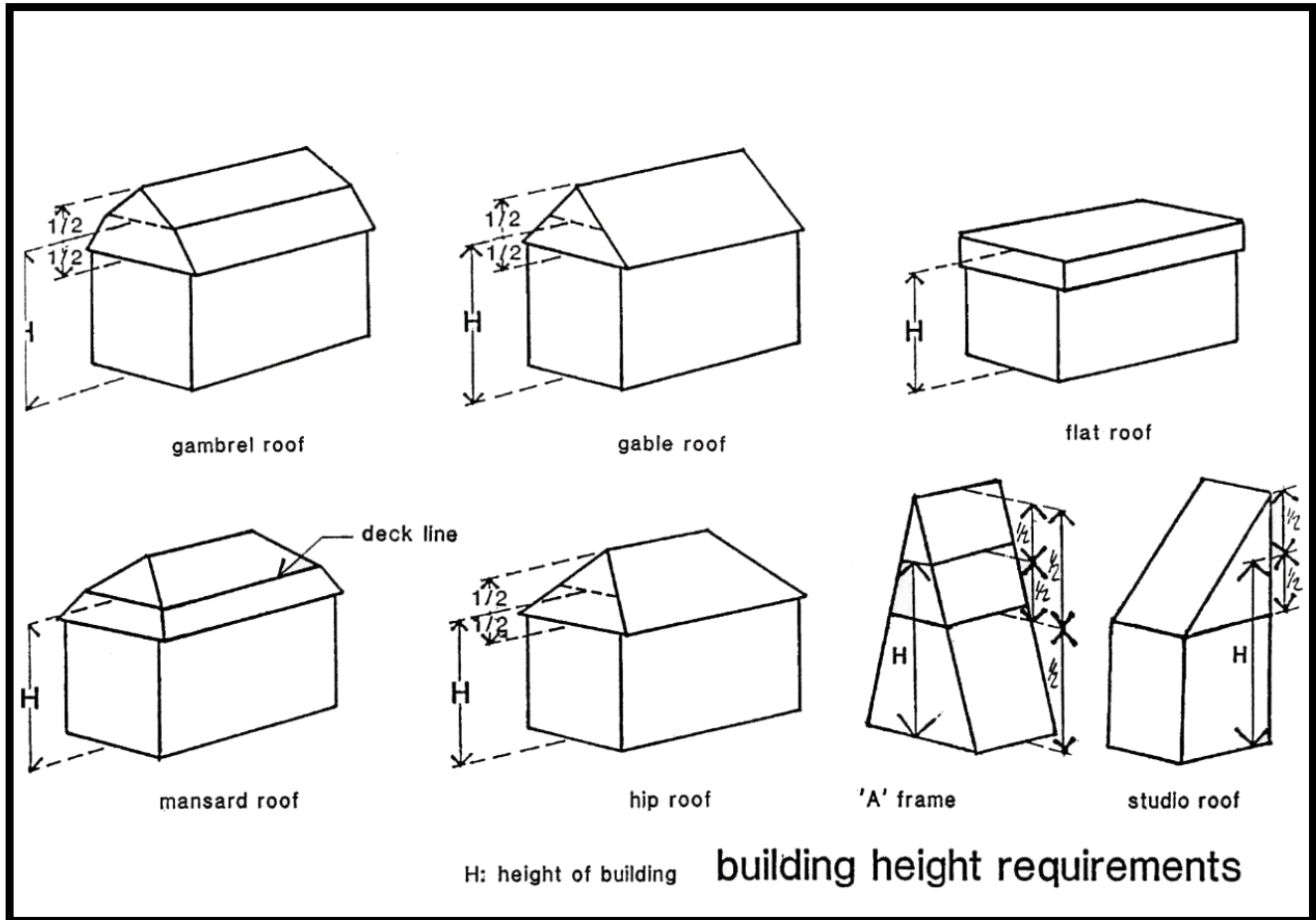
BUILDING HEIGHT



PARKING LOCATION



Height is defined as “the vertical distance from the established grade of the center of the front of the building to the highest point of the roof surface of a flat roof; to the deck line of mansard roof; to the mean height level between the eaves and ridge for a hip, gambrel or gabled roof; and 75 percent of the height of "A" frame. Chimneys, spires, antenna, and similar projections other than signs shall not be included in calculating building height.”



These building types are only permitted in the form-based districts, which tend to be the older parts of the City. Taller outbuildings- carriage houses, small barns, etc- were once the norm, until the automobile rose to dominance. Taller outbuildings are occasionally needed even for vehicle storage currently, due in part to some taller vehicles (rather than longer or wider) being used for trades and modified to be accessible, the popularity of recreational vehicles, and even for storage of tools and recreational equipment.

In the case of existing single-story or ranch-style homes, this amendment would not allow the proposed detached accessory structure to be taller than the existing primary structure. This could help to maintain a sense of neighborhood cohesion. However, it is possible that the peak of the accessory structure could be taller than the peak of the primary structure. It would be possible to adjust the proposed wording to be: “...the lesser of 25' or such that the highest point of the accessory structure is equal to or lesser than the height of the primary structure.”

Taller buildings could also accommodate a second-story accessory dwelling unit. As the ordinance is written, an ADU would either have to be built in an existing building's second-story, as a first-floor use in a detached accessory building, or in an attached accessory structure.

Change Part 2:

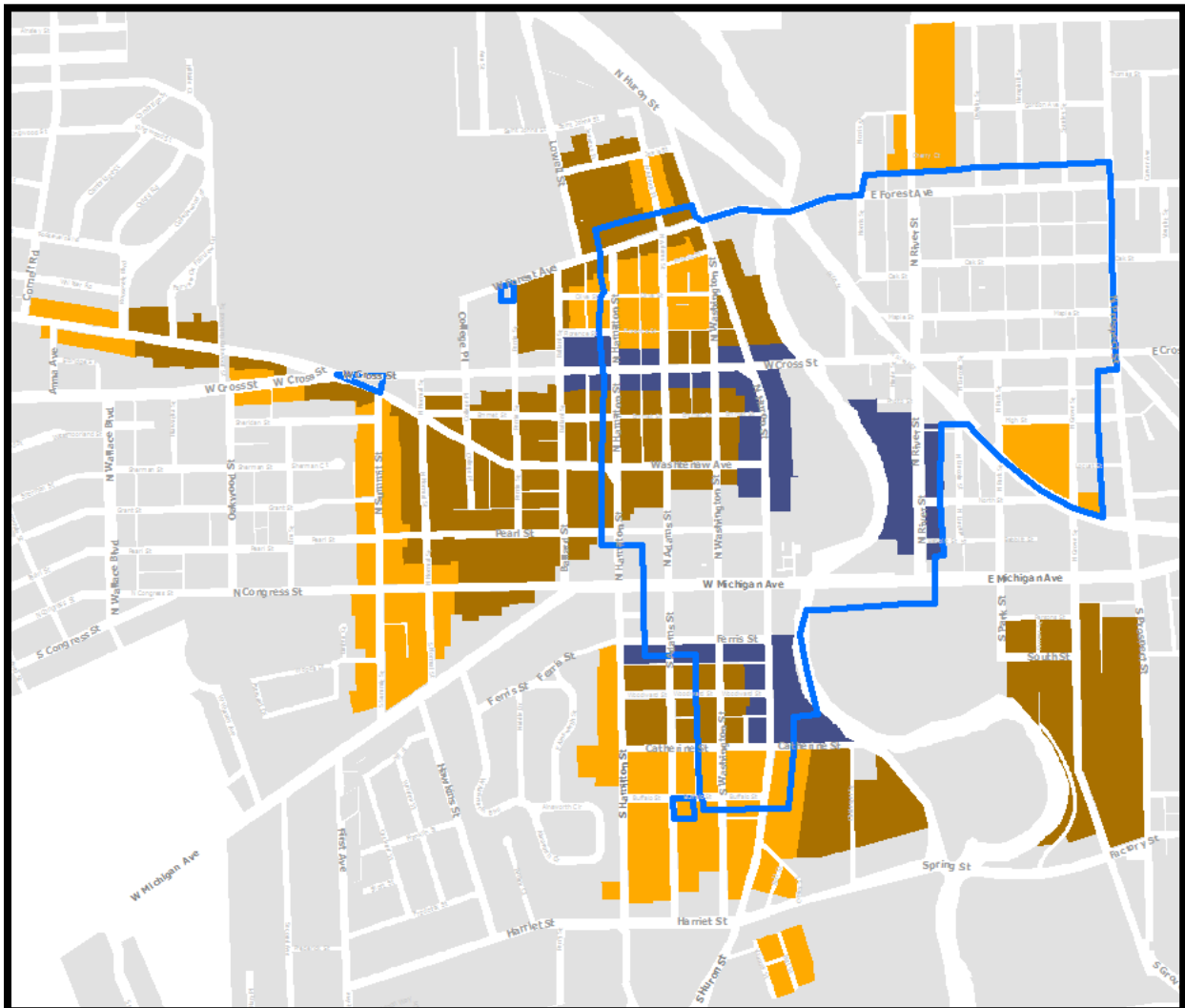
“change 651(b)(2) to add “and except where otherwise noted” to the end of the section.

Section 122-651(b)(2) currently reads:

“Height. The maximum height for a detached accessory structure must be 15 feet; except in the PMD district, in which accessory structures may be constructed equal to the permitted maximum height of structures in such district, subject to Planning Commission review and approval.”

The change would ensure that this section does not conflict with the higher heights that would be permitted in the form-based districts, but also does not permit higher heights in the more modern use-based districts, such as R1.

Map of Zoning Districts where ADUs are permitted (with Historic District in blue)



Ypsilanti is sustainable

Every decision should foster the future, while replenishing resources – natural, economic and social. Efforts to make the city an environmentally sustainable place will continue. The financial viability of the city in 20 years should factor into decisions. Equity for everyone in Ypsilanti is another priority.

Much of the market demand for accessory dwelling units comes from three sources: a desire to live minimally in a small space; a desire to live independently near existing social support networks such as family and friends; or simply a desire to live near a certain fixed resource, such as a downtown, recreational amenities, school, or work. This change could help foster social sustainability.

Much of the interest in providing such housing supply comes from people who wish to have family members live close to them, and from the ability to collect rental income. This change could help foster both social sustainability and economic sustainability.

Density, generally speaking, helps to preserve natural resources. It is more efficient to live in a dense place; demand on car travel is reduced, and it takes fewer resources to provide essential services, such as utilities and public safety protection. This amendment could lead to increased density, which would then help to preserve natural resources.

Conversely, density and larger buildings are not to everyone's tastes. As with any new construction or development, there may be a "sorting period" in the area immediately adjoining any new construction.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti

Housing options should match the needs of the people. Those needs will change as residents age and move. The need for safe, quality, affordable homes for all should be factored into decisions.

This amendment could lead to an increase in housing availability, and would make ADU development slightly easier in the zoning districts where it is a permitted use. This amendment could also make living in the form-based districts more accessible to those who are looking for taller outbuildings than currently possible.

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 potentially improves the diversity of housing types available in Ypsilanti.
- Ypsilanti is sustainable: per the decision-making rubric, this action potentially increases the social and economic sustainability of the community, and potentially helps to protect natural resources.
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric, this does increase the diversity in housing stock; this could increase the availability of housing; this could allow people with atypical vehicle needs &/or home

occupations to find homes in Ypsilanti; and this could aid those who wish to age in place &/or bring an aging family member to live with them &/or allow a family member to live nearby, yet independently.

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

Home occupations are explicitly permitted in all zoning districts where residential use is permitted. Accessory Dwelling Units are permitted in the HC, CN, and CN-Mid zoning districts. This allows residents more utility from these permitted uses.

(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;"

This would increase the diversity of the City, with minimal foreseeable negative impacts.

(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, but overall is anticipated to only have slight, yet positive, impacts.

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

Staff does anticipate that this amendment will slightly positively affect the historic character of the City, by allowing more "carriage-house" style detached accessory structures to be built.

(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, and should slightly enhance the region's environmental sustainability.

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

Staff does not anticipate any negative effects upon the health, safety, or welfare of the public.

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

Accessory dwelling units, while permitted, were not fully fleshed out in the 2014 ordinance revision. This is one step of likely many in working to enhance the accessory dwelling regulations.

(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, but will permit some additional flexibility in the housing market, and will help to support home occupations.

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

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend ***approval*** of amending the text of the Zoning Ordinance in the following manner:

- Updating 122-466 (mansion), 122-467 (estate), 122-468 (house), 122-469 (cottage), subsection N, to read “the lesser of 25’ or the height of the primary structure;”
- And appending “except where otherwise noted.” to 122-651(b)(2);

with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
2. The amendment is consistent with the description and purpose of the district.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
4. The proposed amendment will enhance the 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 will enhance the overall sustainability of the City.
7. The proposed amendment will protect the health, safety, and general welfare of the public.
8. The proposed amendment will address a community need.
9. The proposed amendment will not result in the creation of significant nonconformities.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File



**City of Ypsilanti
Planning & Development Department**

Non-refundable Fee:
\$1000

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

ZONING TEXT AMENDMENT APPLICATION

Applicant*

Name <i>George F Estabrook Jr</i>			
Address			
City <i>Ypsilanti</i>		State <i>Michigan</i>	Zip <i>48198</i>
Phone / Fax		E-Mail	

Change

Change requested (may continue on a separate sheet):

<i>- change 466, 467, 468, 469 subsection N to the Lesson of 25' on the</i>
<i>height of the primary structure.</i>
<i>- change 651 (b)(2) to add 'and except where otherwise noted' to</i>
<i>the end of the section.</i>
Circumstances, factors, and other relevant information (may continue on a separate sheet):
<i>to allow for better use of ADU's in the core</i>
<i>neighborhoods.</i>

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property, as applicable, for the purposes of preparing staff reports and/or evaluating this application.
Sig
Print Name: <i>George F Estabrook Jr</i>

Agenda
Planning Commission

City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

VI. Old Business



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

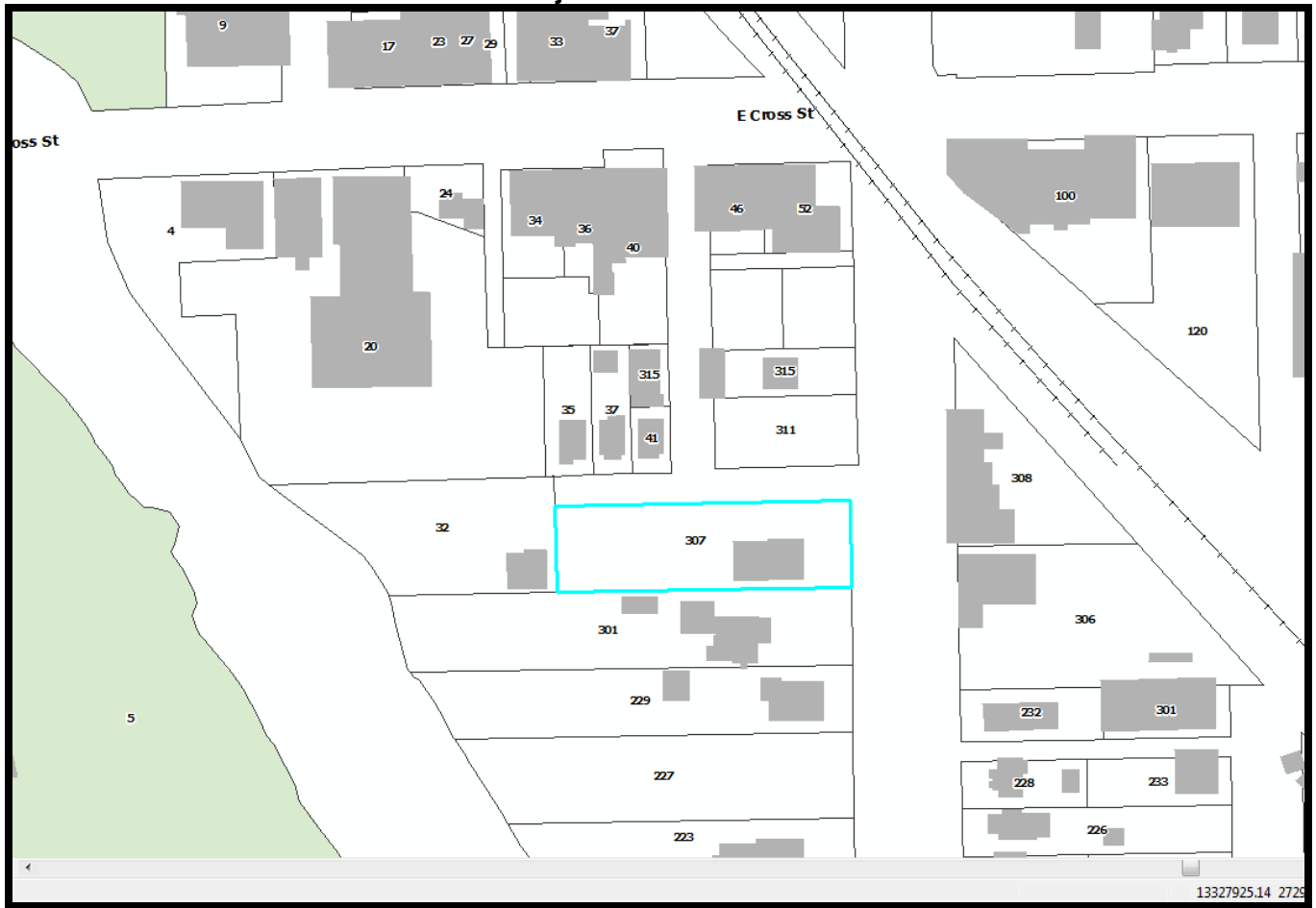
Staff Recommendation: Conditional Approval.

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.
---	---	--	---

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.

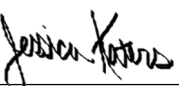
PRELIMINARY DETAILED ENGINEERING REVIEW COMMENTS:

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

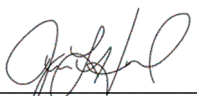
The applicant is advised that review and approval of detailed engineering plans is required prior to the start of construction.

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

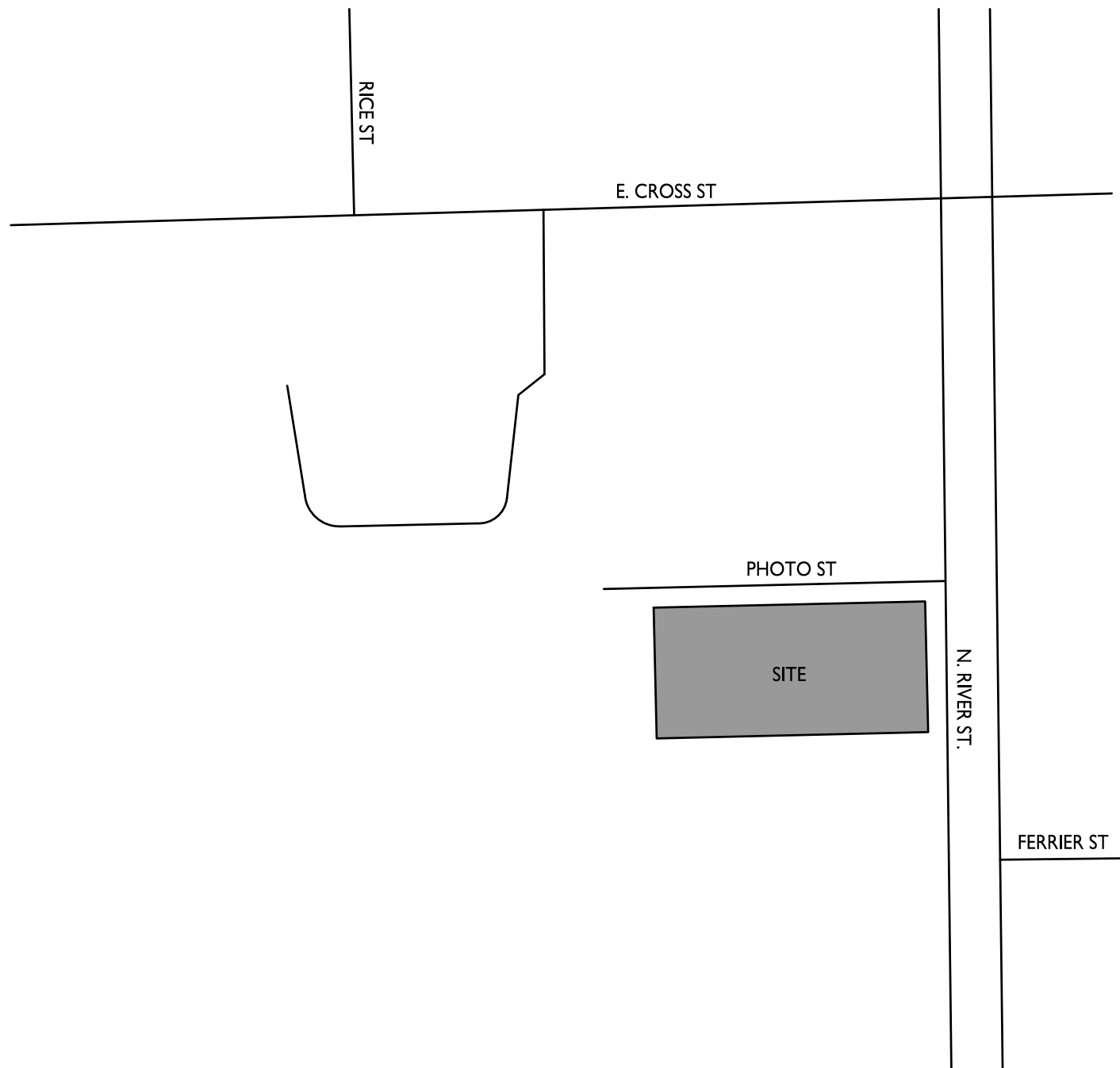
SHEET INDEX

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
CONT.	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
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT + NAME

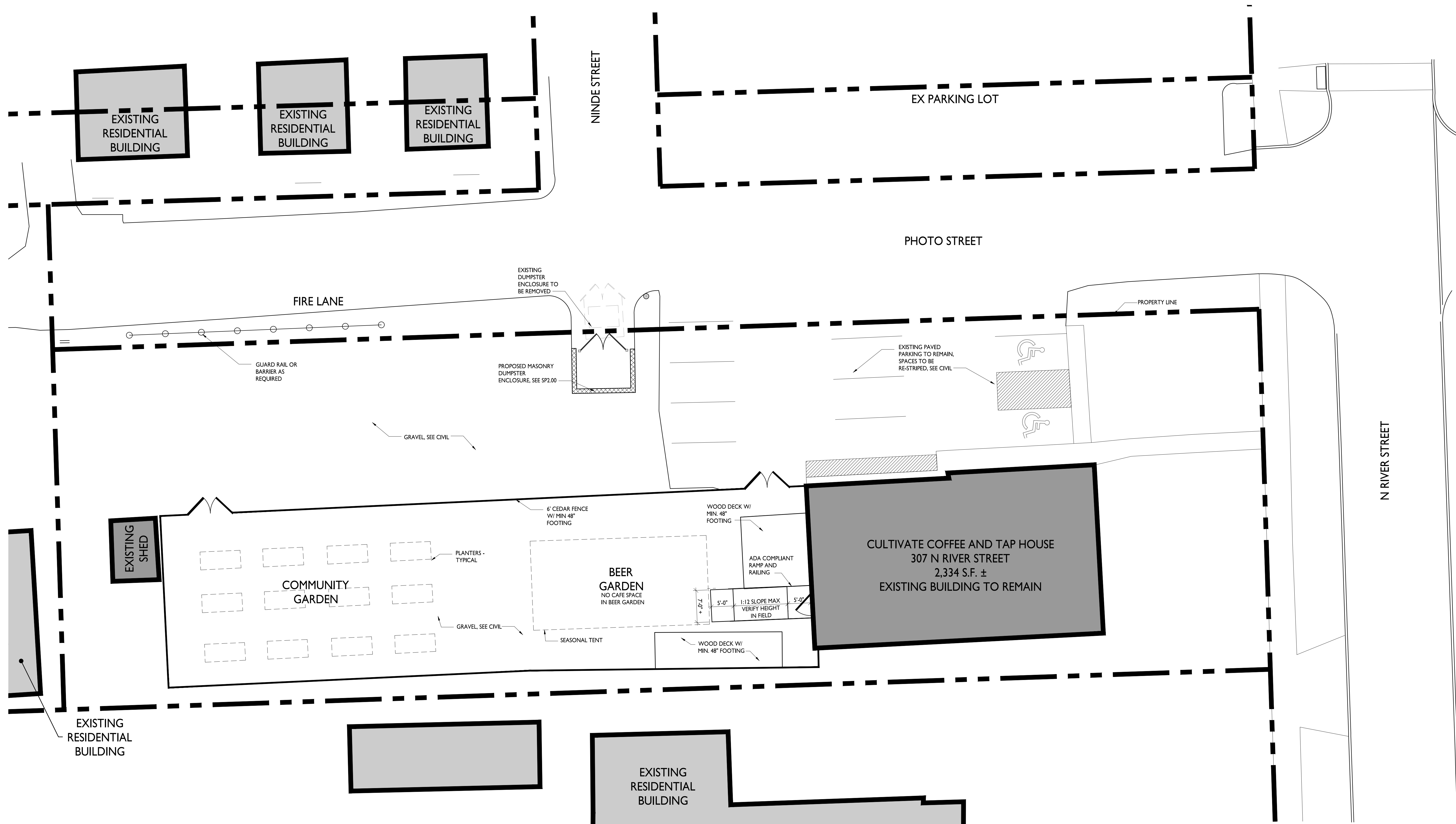
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

PROJECT + NUMBER
17-306

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

SHEET + TITLE
TITLE
SHEET
17306SP100.dwg

SHEET + NUMBER
T1.00



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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

CONSULTANT + NAME

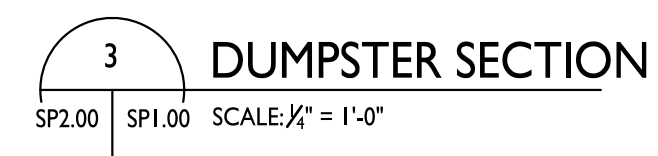
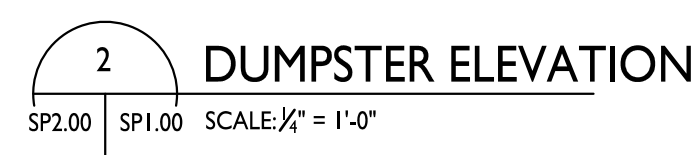
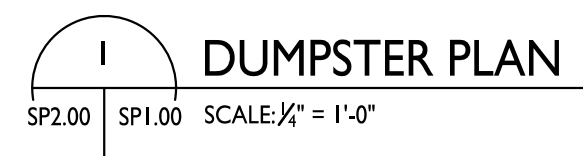
PROJECT + INFORMATION
**CULTIVATE
COFFEE & TAP HOUSE**
307 N RIVER ST
YPSILANTI, MI 48198

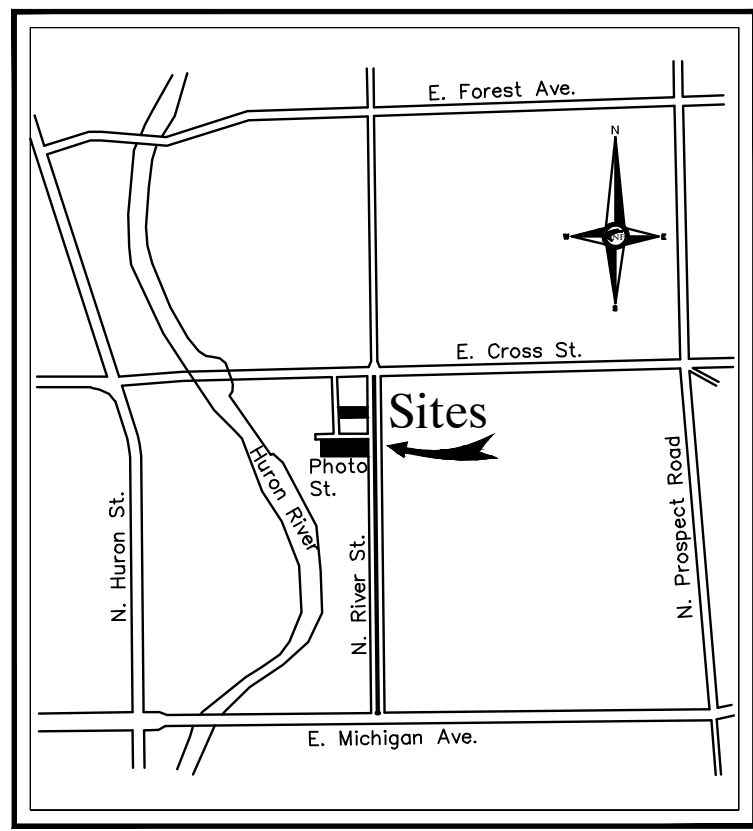
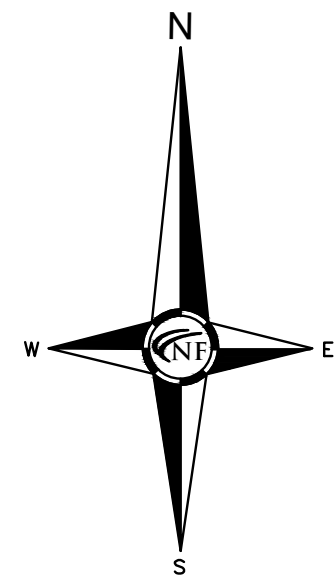
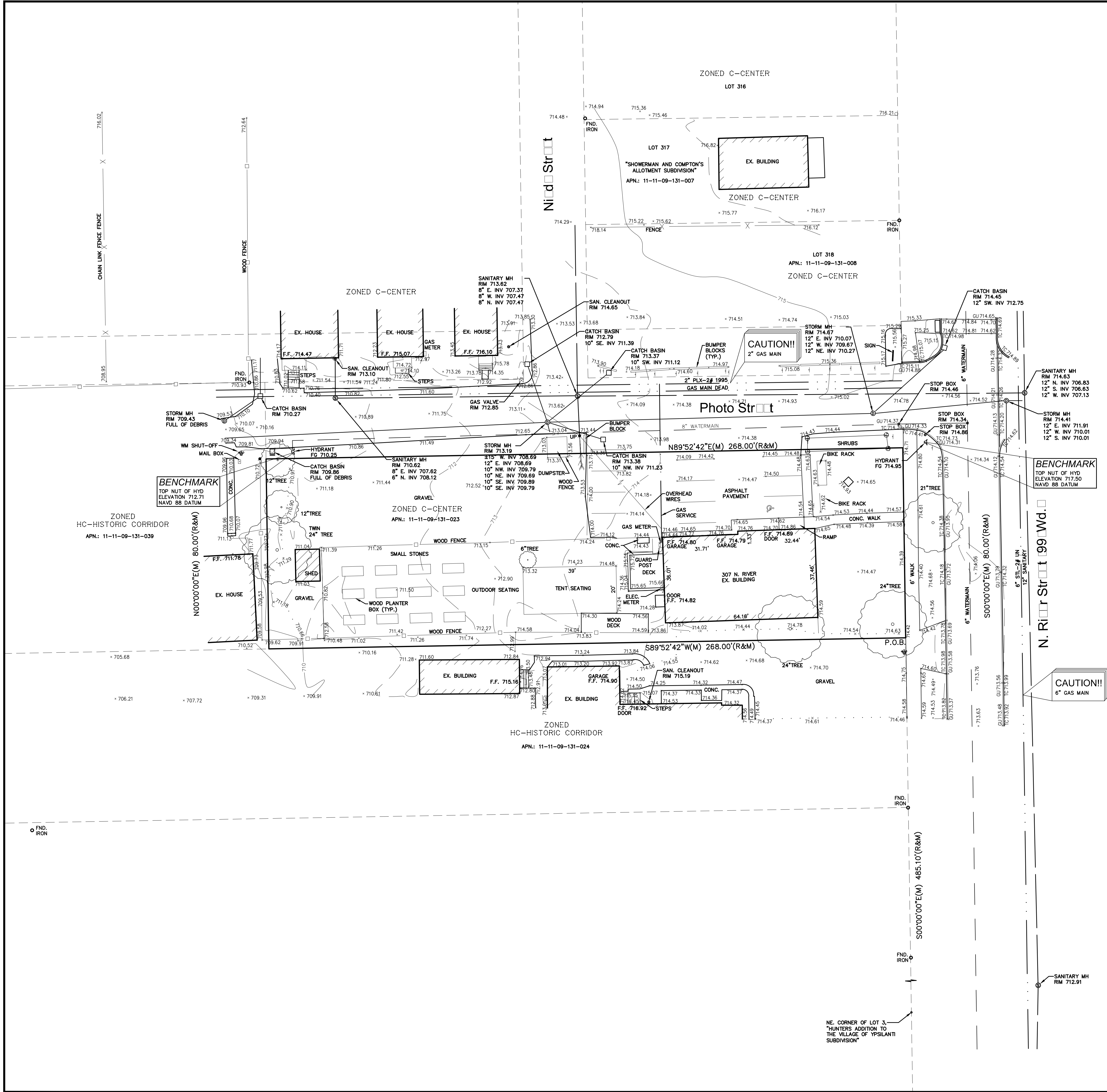
PROJECT + NUMBER
17-306

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

SHEET + TITLE
SITE PLAN
17306SP100.dwg

SHEET + NUMBER
SP1.00





Location Map
N.T.S.



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

SEAL



PROJECT

Cultivate Coffee And
Tap House
307 N. River Street

CLIENT

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

PROJECT LOCATION

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

SHEET

Boundary / Topographic
Survey



Know what's below
Call before you dig.

REVISIONS

00-00-00

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

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

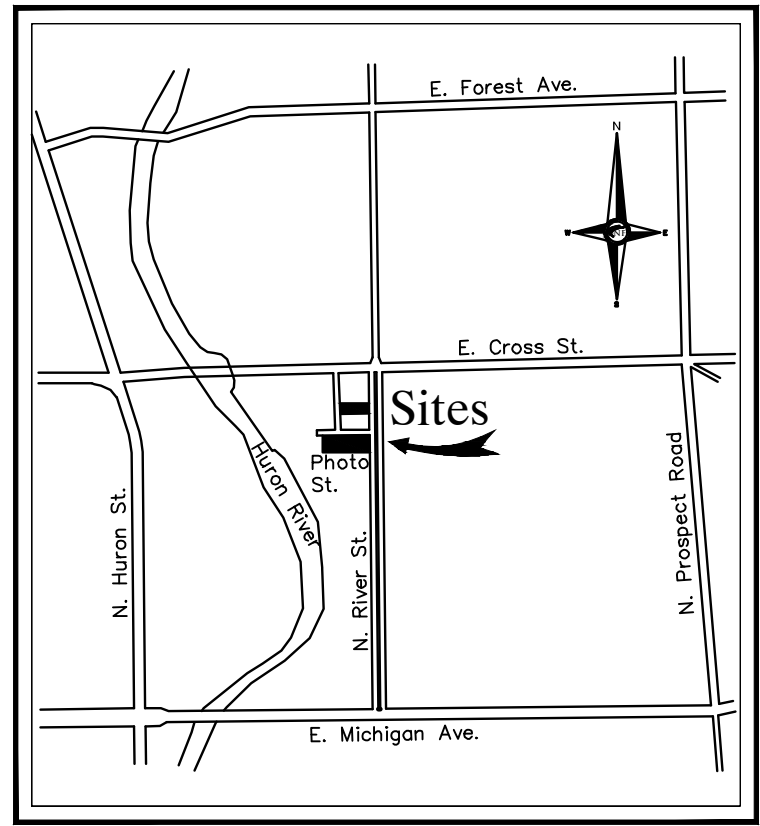
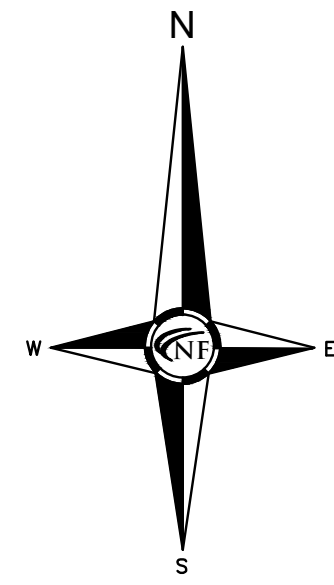
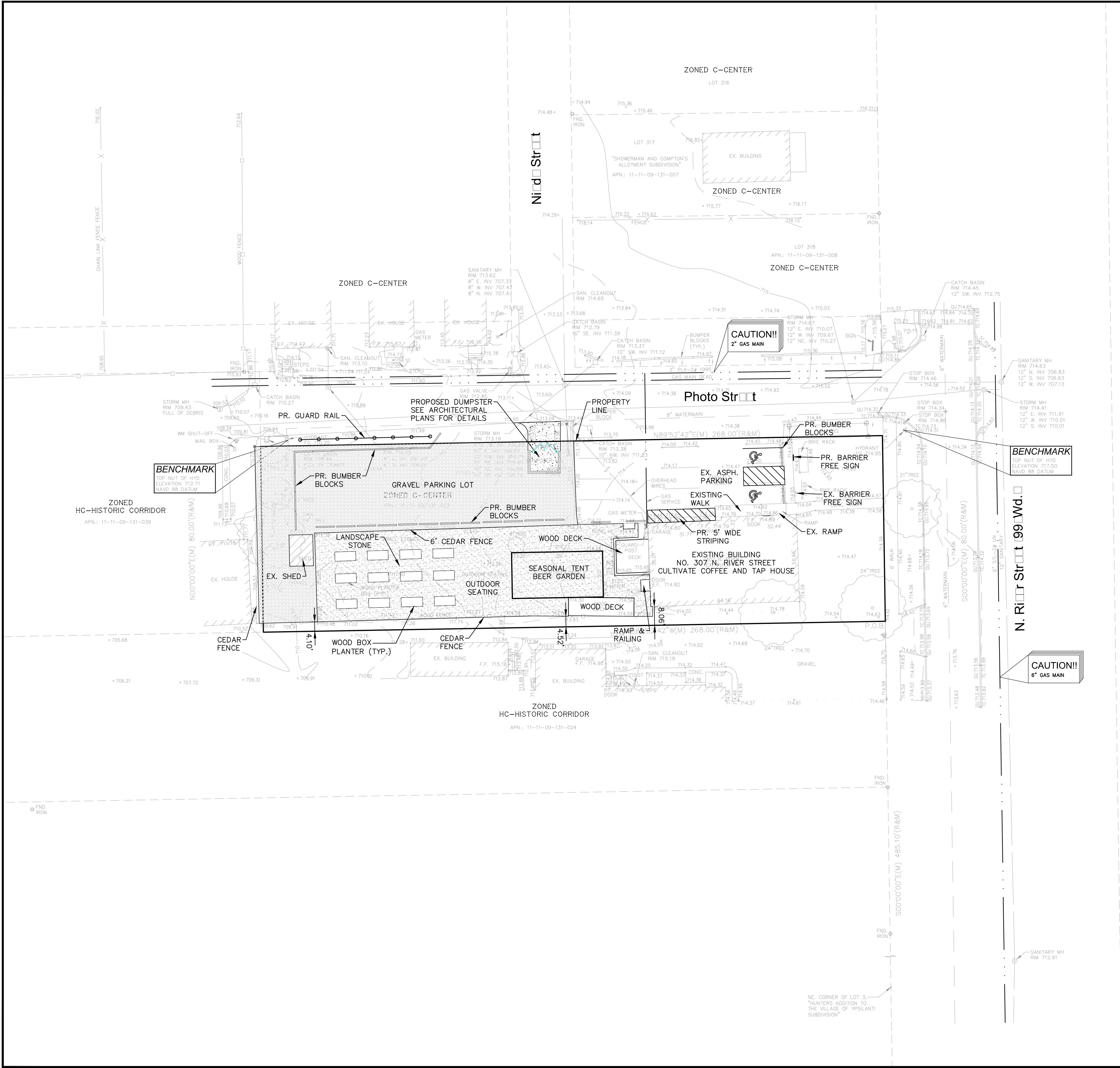
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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.

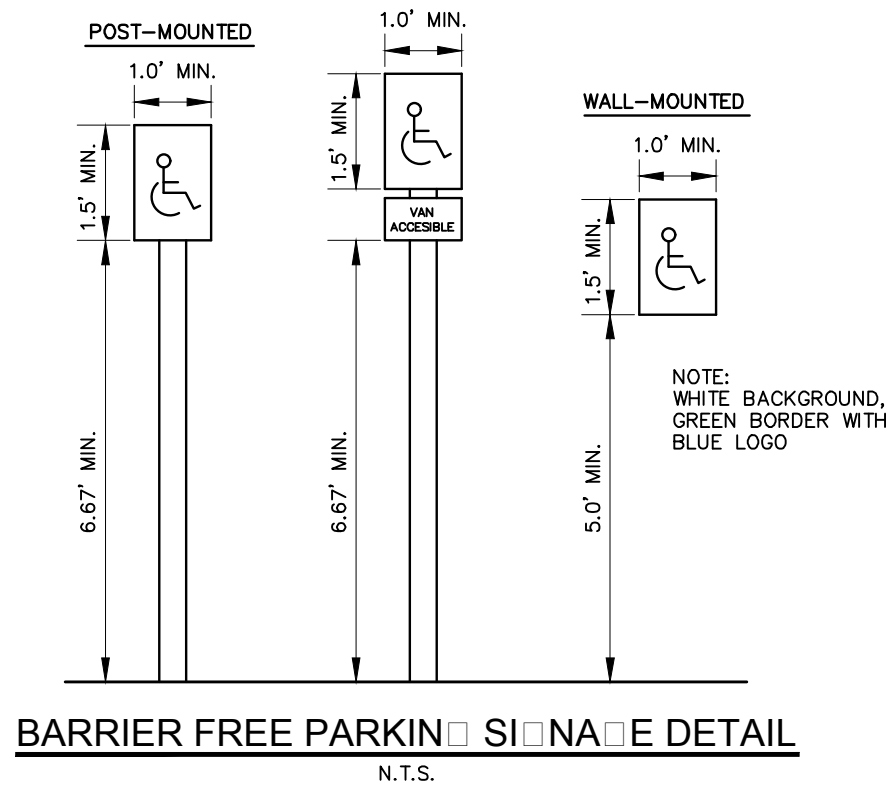
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

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



Location Map
N.T.S.



PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE		EXISTING WATERMAIN
	CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EX. R. Y. CATCH BASIN
	GUY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	C.O.		EXISTING GAS MAIN
	HYDRANT		PR. SANITARY SEWER
	INLET		PR. WATER MAIN
	GATE VALVE		PR. STORM SEWER
	B.G.		PR. R. Y. CATCH BASIN
	MANHOLE		PROPOSED LIGHT POLE
	TC 600.00		PR. TOP OF CURB ELEVATION
	GU 600.00		PR. GUTTER ELEVATION
	TW 600.00		PR. TOP OF WALK ELEVATION
	TP 600.00		PR. TOP OF PVT. ELEVATION
	FG 600.00		FINISH GRADE ELEVATION

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

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.

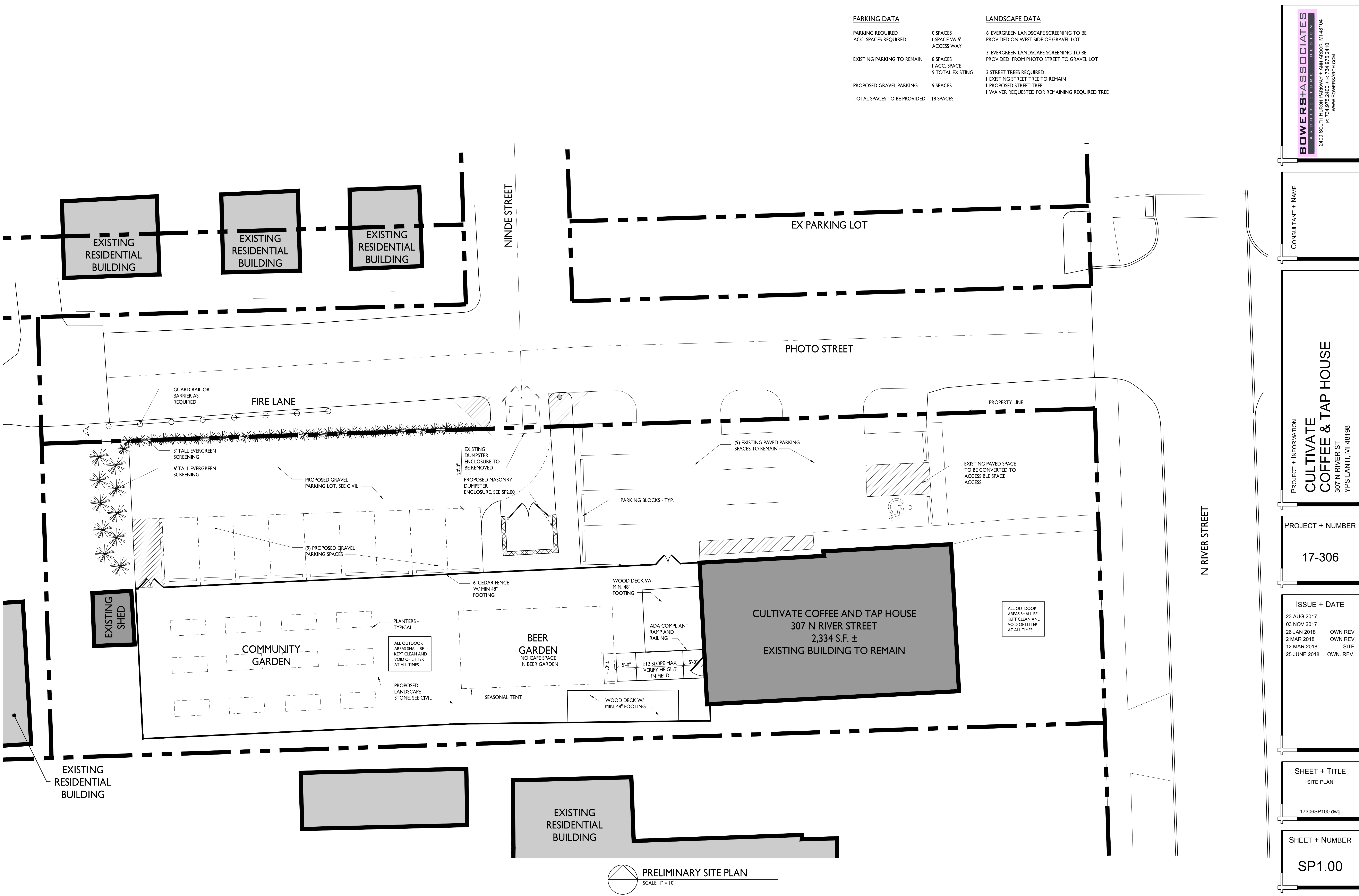
Can you advise me as to if we would require any separate applications whether for a variance or waiver in regards to aligning the drive or using the 20' offset so that we can include it with our resubmission or if you have any other comments that may be helpful to expedite finding a solution to this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

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

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

CONSULTANT + NAME

PROJECT + INFORMATION

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

PROJECT + NUMBER

17-306

ISSUE + DATE

23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
25 JUNE 2018

OWN REV
OWN REV
SITE
OWN. REV.

SHEET + TITLE

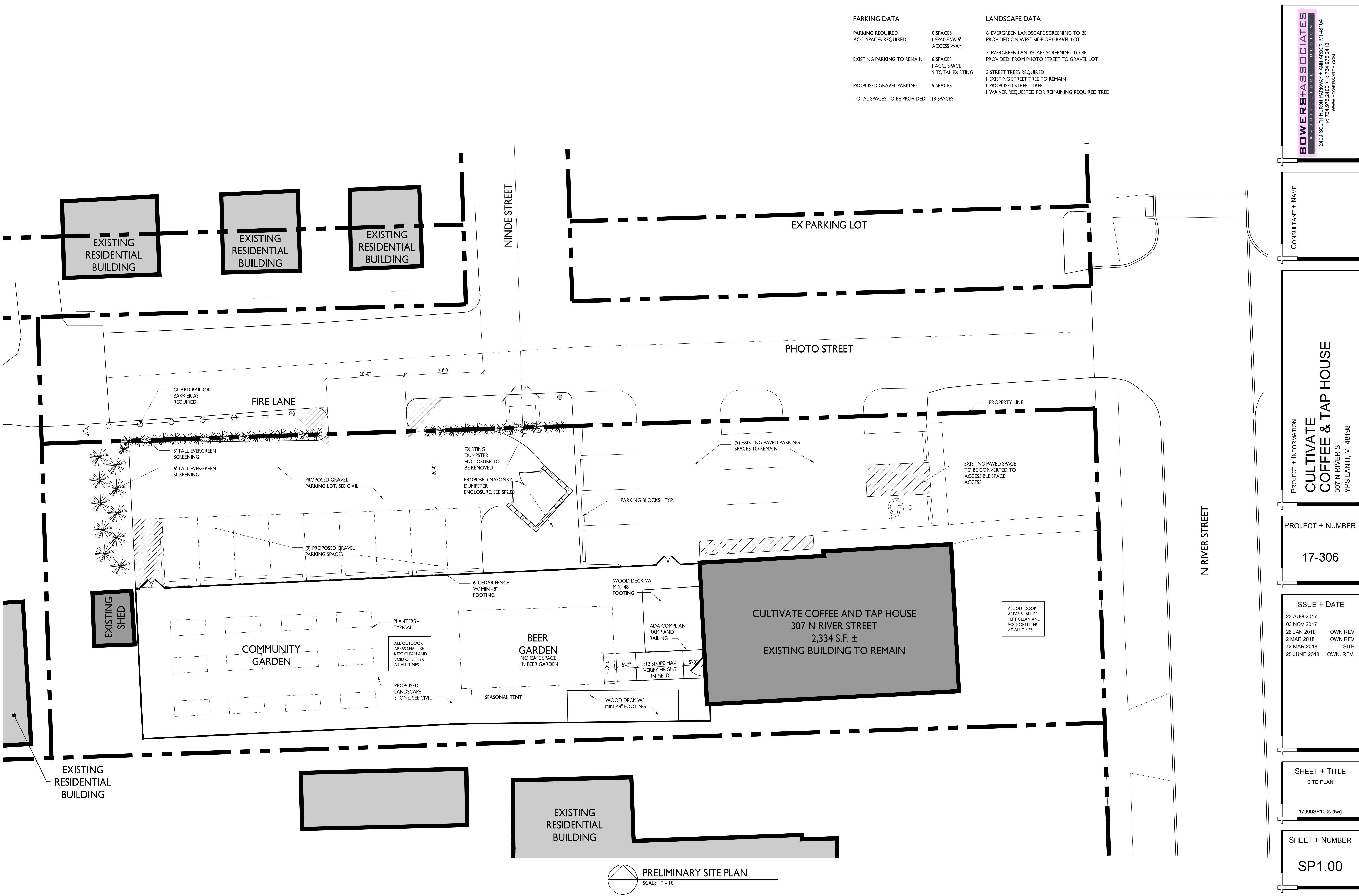
SITE PLAN

17306SP100.dwg

SHEET + NUMBER

SP1.00

© copyright 2017 BOWERS+ASSOCIATES, INC.



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

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

CONSULTANT + NAME

PROJECT + INFORMATION

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

PROJECT + NUMBER

17-306

ISSUE + DATE

23 AUG 2017
03 NOV 2017
26 JAN 2018
2 MAR 2018
12 MAR 2018
25 JUNE 2018

OWN REV
OWN REV
SITE
OWN. REV.

SHEET + TITLE

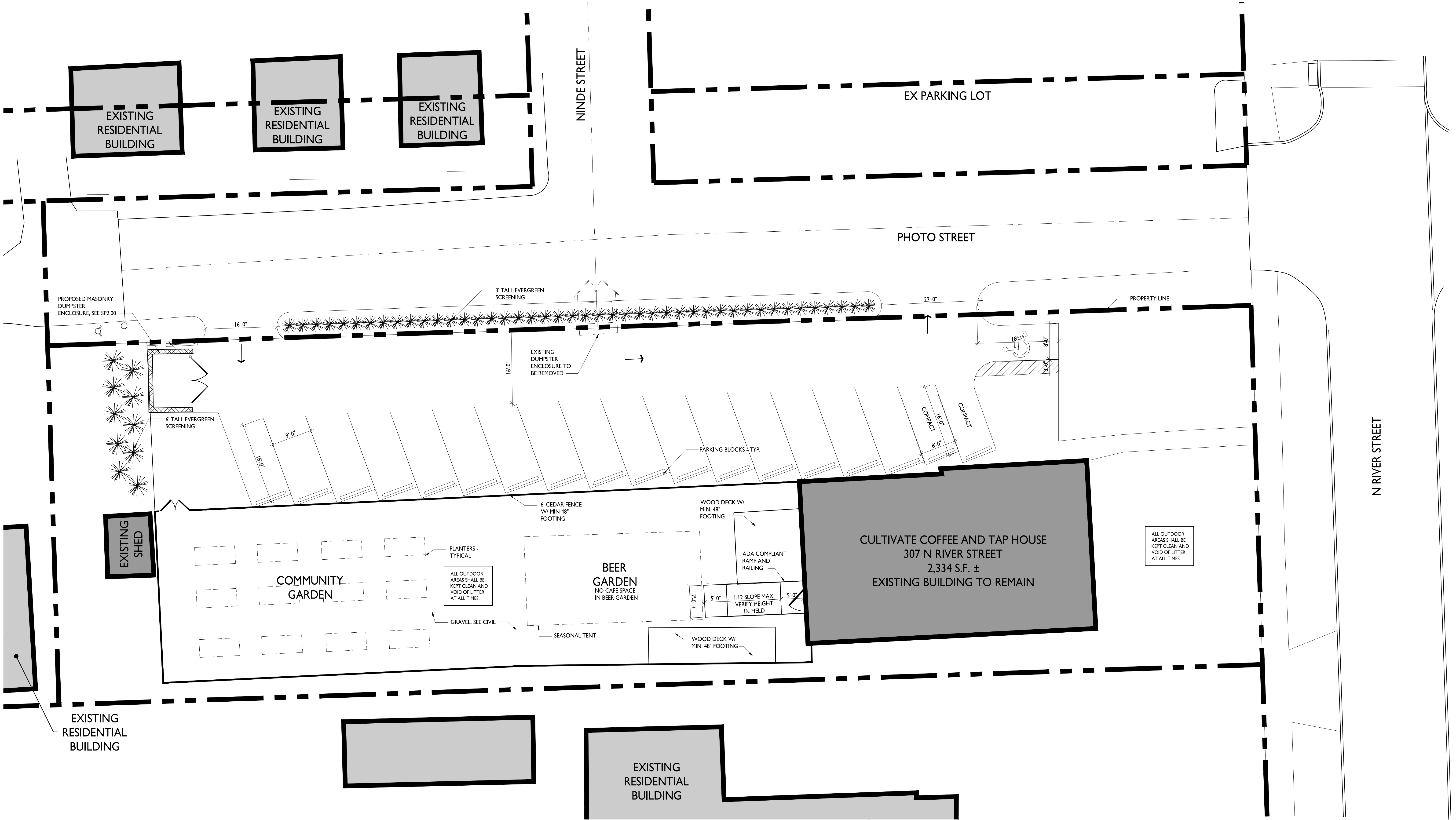
SITE PLAN

17306SP100c.dwg

SHEET + NUMBER

SP1.00

© copyright 2017 BOWERS+ASSOCIATES, INC.



PRELIMINARY SITE PLAN
SCALE: 1" = 10'

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

CONSULTANT + NAME

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

PROJECT + NUMBER
17-306

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



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.

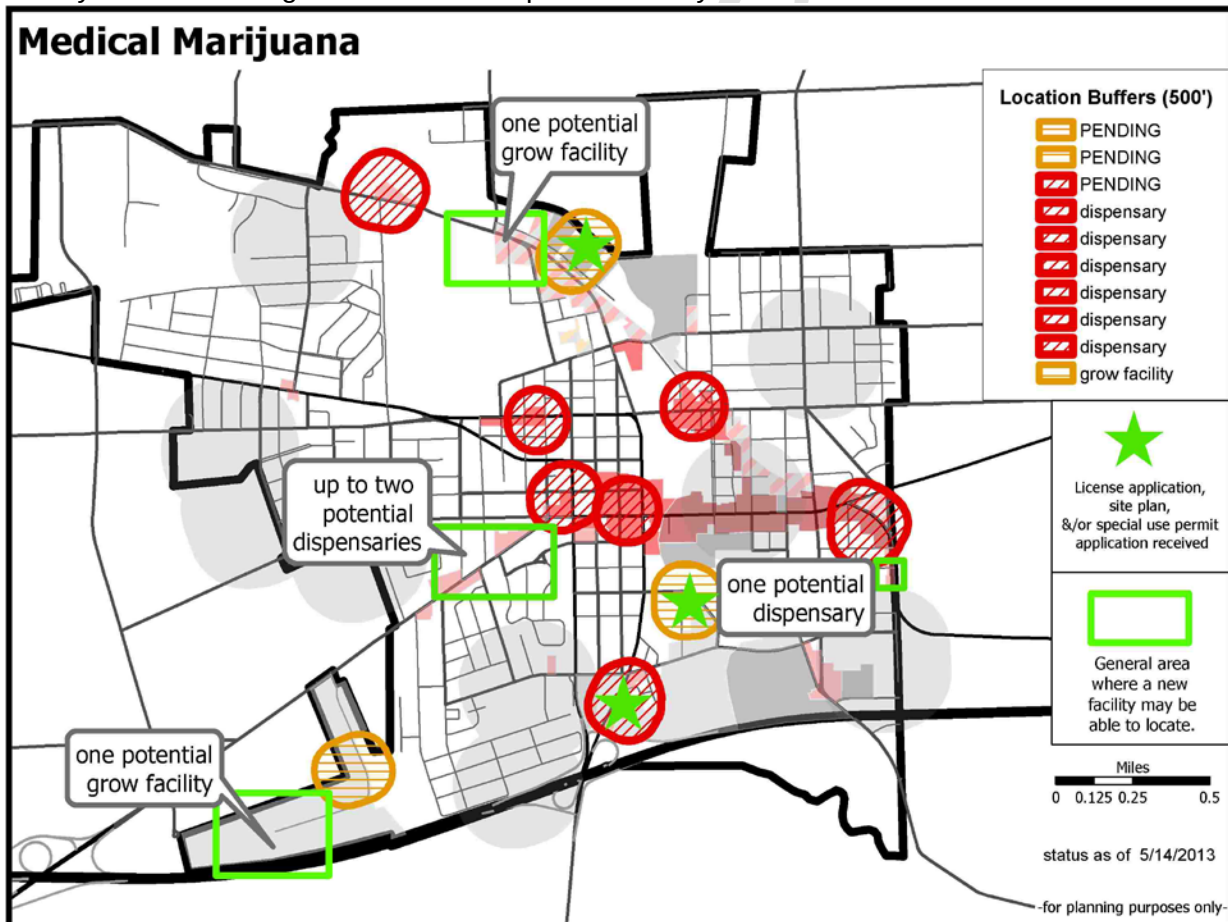
As a result of these changes at both the state and local level, it is possible that some existing provisioning centers could move; it is also possible that an existing provisioning center could go out of business and another provisioning center locate in the City. During the initial medical marijuana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

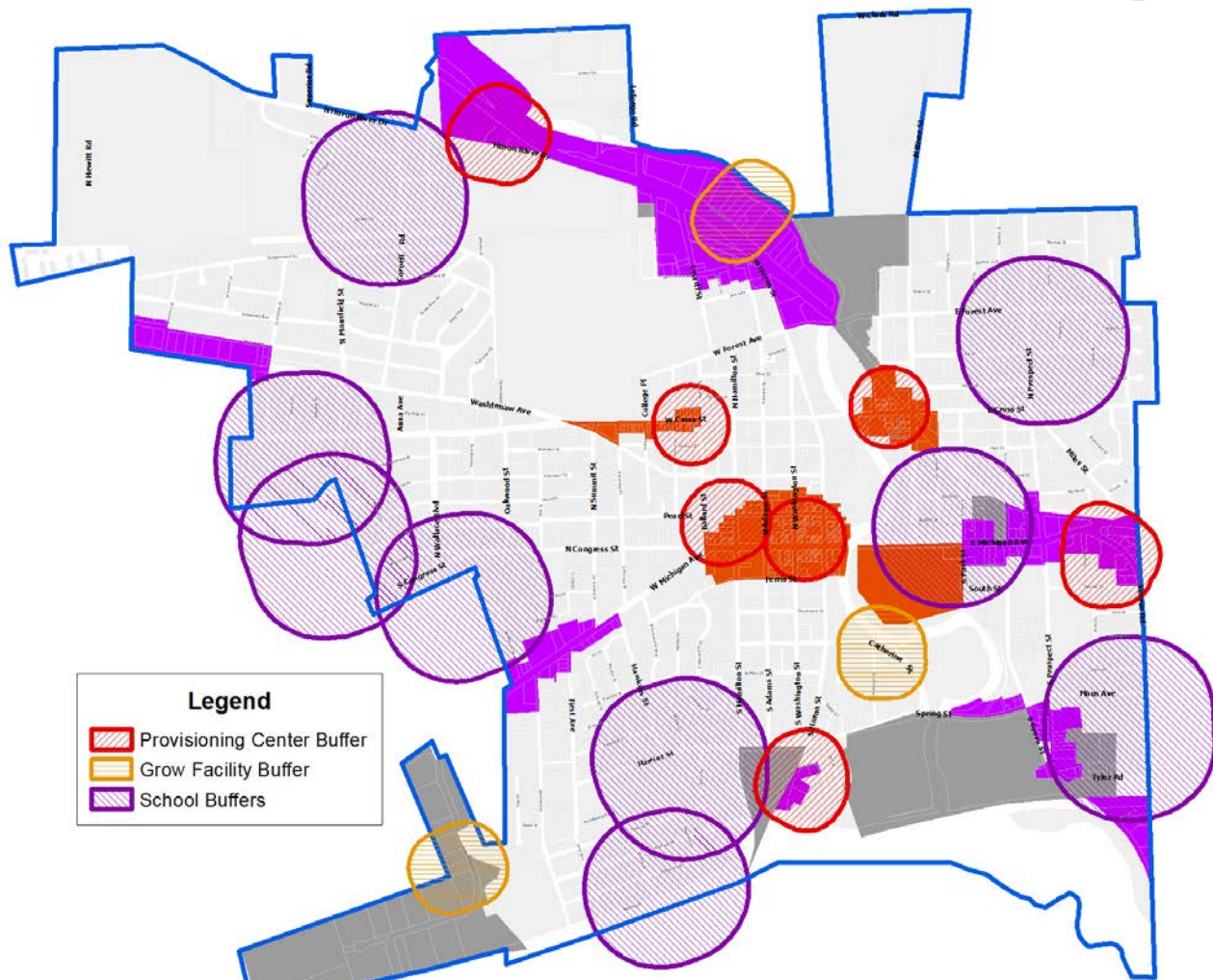
DISCUSSION

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.

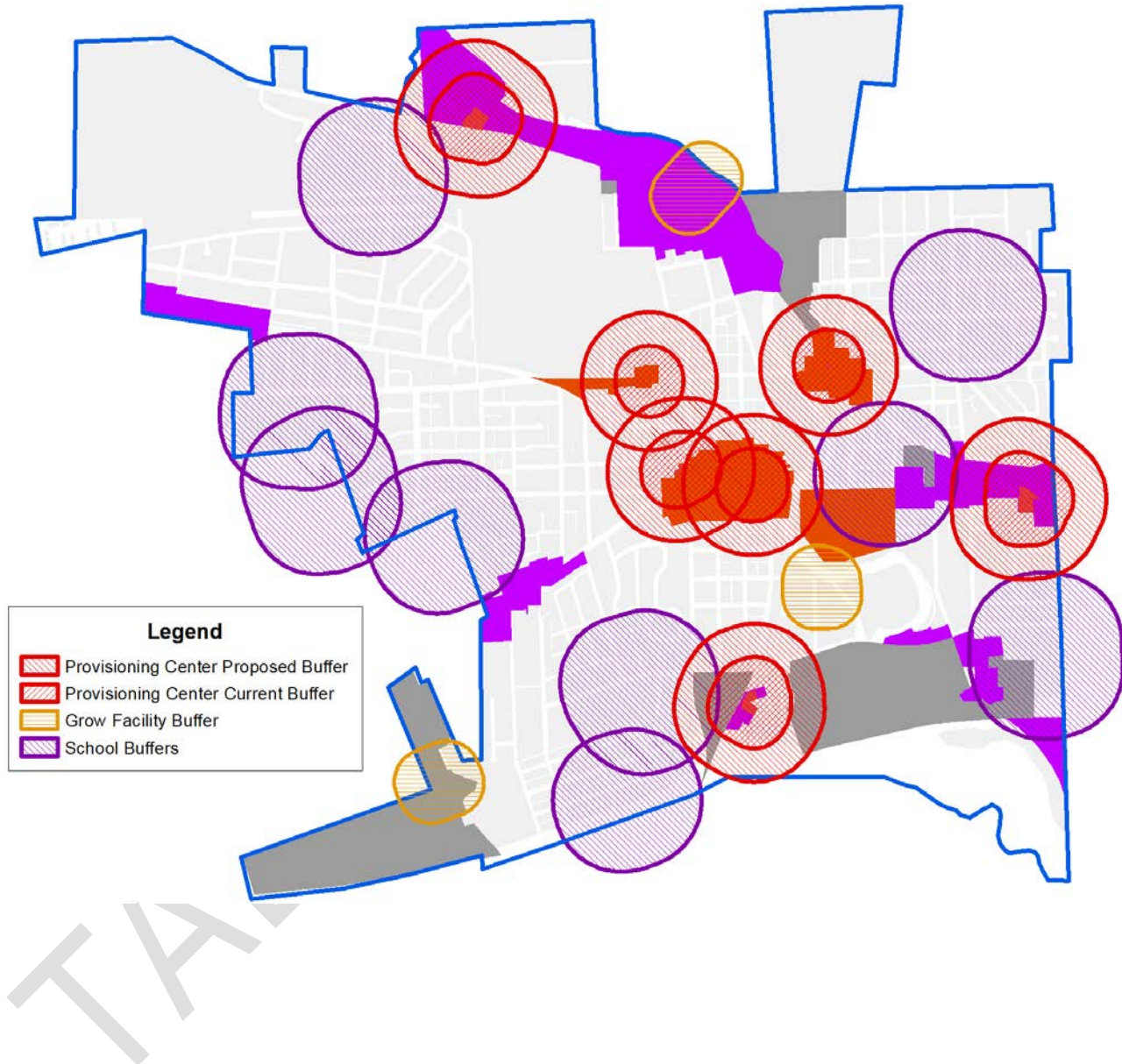
This map, as of 5/2013, shows potential locations for additional dispensaries/grow facilities; the potential distribution of facilities differed from current primarily around Washtenaw and West Michigan. The zoning around Huron River Drive has changed from the Commercial-Industrial District and a variety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



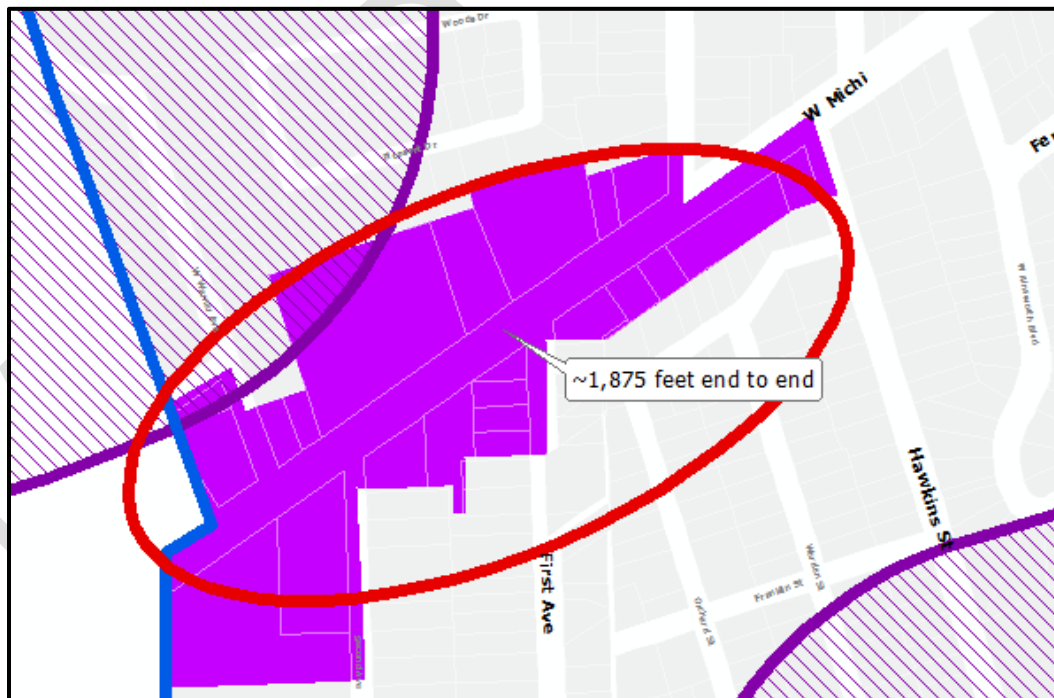
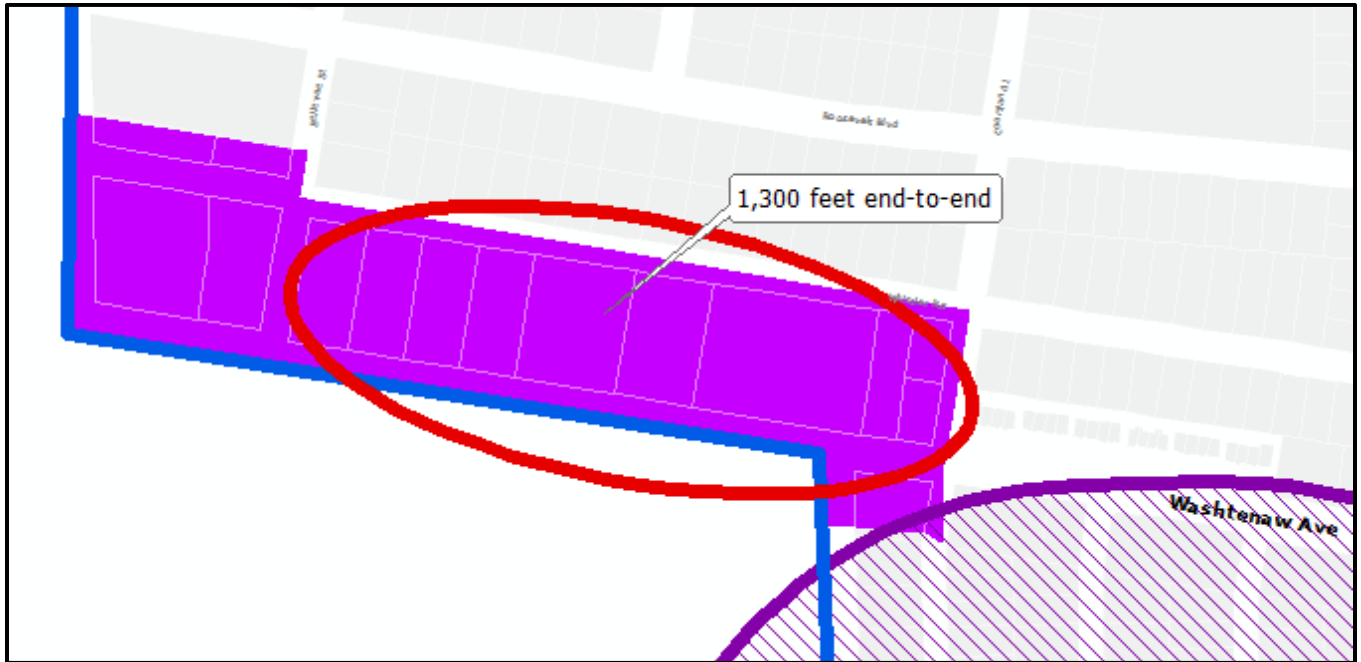
This map shows the *current* existing school buffers, facility buffers, and zoning districts. As a reminder, grow facilities are currently permitted only with a Special Use permit in GC and PMD; dispensaries are permitted by right in Center. The proposal on the table at Council would add dispensaries 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

Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - Thursday, September 6, 2018

1. Call to order - The meeting was called to order at 7:10pm at the Ypsilanti District Library, 229 W. Michigan Avenue. Attending was Sarah Walsh, Bob Krzewinski and Jared Talaga. The City Manager originally was supposed to attend but emailed that he needed to reschedule until our October meeting.
2. Introductions - Audience participation- Public input - Speakers – None.
3. General business
 - a. Agenda approval - A motion was made by Sarah, seconded by Jared, to approve the agenda and was approved unanimously.
 - b. Approval of August meeting minutes – A motion was made by Sarah, seconded by Jared, to approve the minutes and was passed unanimously.
 - c. Additional Committee member recruitment – Bob had sent out messages by email and Facebook to local neighborhood groups soliciting Committee members.
4. Old & continuing business
 - a. 2018 Committee priorities
 1. Bike lane projects
 - Harriet, Spring, Factory, Maus (First to Emerick) - No update. This could potentially be a part of the 2022 rebuild of Huron and Hamilton Streets.
 - West Cross (Wallace to western City limit) – Engineering work should start soon.
 2. Sidewalk projects
 - ReImagine Washtenaw update – None.
 3. General projects
 - Non-Motorized Plan update completion – Jared is assembling and formatting data send to him and should have an updated draft document in two weeks. Bob reported that Ypsilanti Township will have a public input meeting on their first non-motorized plan on September 10th and he will be attending.
 - I-94 Huron Street crossing (along with traffic calming on Huron-Hamilton-Washtenaw) - involves MDOT jurisdiction areas - No update.
 - Border To Border Trail completion – Water Street B2B path is still closed awaiting a permit for use by the Michigan Department of Environmental Quality.
 - Bike Friendly/Walk Friendly Community applications follow up – A Walk Friendly application filing will be dependant on the approval of the Non-Motorized Plan update.
 - Public education/communications (Committee newsletter, social media, snow/vegetation removal) – A quarterly newsletter was discussed with Bob working on a draft fall edition. Jared suggested the Ypsi Bike Co-Op be highlighted.
 - Pedestrian safety improvements (signage/markings) – No update.
 - Traffic calming (additional bump-outs, more radar speed signs, speed bump policy) - involves MDOT jurisdiction area – Permanent radar speed signs were discussed.
 - b. Reports - Parkridge Festival & EMU August bike event - The Parkridge Festival Non-Motorized Committee table was well received with free bike helmets (donated by the Ann Arbor Bicycle Touring Society) given away in a short period of time. The Ypsi Bike Co-Op bike repair station was also well received. No report was available for the EMU August 11th bicycle event.
5. New Business
 - a. Planning Department update - No update.
 - b. Local education – statewide 3 foot passing law - Bob will start doing informational posting on neighborhood Facebook sites on this.
 - c. Halloween library safe trick-or-treating (October 26) – Bob will work on the Committee being at this local event downtown as we have in the past, distributing flashing wristbands (courtesy of the AAATA) and safe trick-or-treating flyers.
 - d. Other - Winter biking talk (November) – Bob will plan to give these talks again this year.
6. Other Items – Announcements - Bike Ypsi will have a fall ride on October 21.
7. Adjournment - A motion was made by Sarah, seconded by Bob, to adjourn the meeting at 8:14pm. The next meeting will be Thursday, October 4, 7pm at the downtown Library.