

1. November 2018 Agenda

Documents:

[01-NOV 2018 AGENDA.PDF](#)

1.I. November 2018 Packet (One File)

Documents:

[00- NOV 2018 PACKET.PDF](#)

1.II. November 2018 Packet (Pieces)

Documents:

[02- 10-17-18 DRAFT PLANNING MEETING MINUTES.PDF](#)

[03- 534NHURON-KEG.PDF](#)

[04- OCCUPANCY CAP.PDF](#)

Agenda
Planning Commission
Wednesday, 14 November 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

- October 17, 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

- 534, 530, 528 N Huron St: The Keg
Public Hearing: Special Use and Site Plan
- Non-family Occupancy Cap
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

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**PLANNING COMMISSION
MEETING MINUTES
October 17, 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, M. Simmons
H. Jugenitz

Absent: T. Dennis (Excused) J. McGadney (excused)

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

III. APPROVAL OF MINUTES

Commissioner P. Hollifield moved to approve the minutes of September 19, 2018 with correction as noted (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 937 Monroe St – Group Child Care Home

Staff presentation was made by City Planner Wessler, who stated that this is a request for a change from a childcare center to a group home for child care. This 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 childcare homes serving 6-12 children are a permitted special land use within this district.

Staff is recommending approval without any conditions above and beyond the standard which states they must be registered by the State or Social Services or applicable department. Must comply with minimum state standard for such facilities. Also requires 600 ft of outdoor recreation area as required by the state. Must comply with Sec 122-521 for group daycare homes and child care centers.

Commissioner Hollifield moved to open the public hearing (Support: J. Talaga) and the motion carried.

Since there was no public comments and the applicant was not in attendance – a motion was made by Commissioner Hollifield to close the public portion of the hearing (Support: J. Talaga) and the motion carried.

Sasha Eddins, 937 Monroe St – Both she and her mother have had the center for 18 years. Her mom has now passed and the ratio required to have 30 kids would be more than she could handle to run the business by herself.

None of the board members had any problems with this request.

Commissioner Talaga moved that the Planning Commission approve the Special Use for the group child care home at 937 Monroe with the following findings, and conditions:

Findings: The application substantially complies with Sec 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 must comply with Sec. 122-521.

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

Commissioner Jugenitz moved that the Planning Commission approve the Special Use Permit for the group child care home at 937 Monroe with the following findings and conditions:

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

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

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

2. Accessory Building Height Increase

City Planner Wessler stated that an application had been received to amend the zoning ordinance 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 is recommending approval. The applicant, when researching some improvements to their property, came across the restriction that we have currently in our zoning ordinance that limits the height of detached accessory buildings to 15'. This would preclude the placement of any second story or any livable second story space on any detached building. As the square footage of detached accessory structures is capped, in this particular district, at 800 sq. ft, the applicant is interested in putting an accessory dwelling unit on the

second story of a garage, and further believes that this is something that is important to have as an option for accessory dwelling units. The applicant worked with staff to develop the proposed language change. A couple of our zoning districts HC, CN and CN-mid permit accessory dwelling units so this precludes ACU's on garages. If you wanted to have one, you would have to choose between a garage or an ADCU which is the problem this applicant ran into.

We received some feedback from a former city planner, Richard Murphy, who stated that there was an overlay historic district that was in place from the mid-90's to 2013 which allowed 25' tall detached structures which was then the Historic Overlay District which is now the Historic District so there is definitely a precedent for allowing taller structures locally. They would also have to go to the Historic District Commission for their approval. Staff recommends approval with some modification to wording, explaining more in detail about the peak of the structure.

Some questions regarding highest point were discussed by board members. Ms. Wessler stated that we are not changing the definition.

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

Since there were no public comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission recommended to City Council approval of amending the text of the Zoning Ordinance in the following manner:

- Updating Sec122-466 (mansion), Sec122-467 (estate), Sec122-468 (house), Sec 122-469 (cottage), subsection N to read "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"
- And appending "except where otherwise noted" to Sec122-651(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 conformities.

The motion was support by Commissioner Simmons. A roll call vote was taken and carried 5:1. Commissioner Hollifield opposed.

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. AUDIENCE PARTICIPATION

Commissioner moved to re-open the audience participation (Support: J. Donnelly) and the motion carried unanimously.

Nathan Phillips, 509 N. Washington, #2, Ypsilanti – asked to speak on medical marijuana. Lived here for 12 years – his wife had cancer and passed away two years ago. At the time what kept them going was the use of medical marijuana. He is sober for 30+ years then started smoking marijuana and took it as a sacrament but because of Section 8, he cannot have the medical marijuana. He has treaty rights and has rights to health – he is a Viet Nam veteran – that's why he was Section 8 and could get medical marijuana but his wife could not. He would like the City to provide a spiritual center to take medical marijuana or a church where he can give it away to help people. He wants to find a place for him and indigenous community. He wondered if there is an empty building in the city that could be used for people that are in need.

Commissioner Dunwoodie thanked the applicant for sharing his feelings. City Planner added that the city does not have a location that could be used for this purpose.

VIII. NEW BUSINESS

None

IX. FUTURE BUSINESS DISCUSSION/UPDATES

Application for 534 N. Huron – they have amended their plans and are re-applying. They will be appearing at the next Zoning Board of Appeals meeting.

X. COMMITTEE REPORTS

1. Non-motorized Committee Report

Commissioner Talaga stated that he is working on the report and hopes to get it finished this weekend. Copies of the September minutes were included in the packet.

2. Master Plan – Housing Affordability/Access subcommittee report

Commissioner Jugenitz stated that they are moving into a new phase. They have completed their first run at quantifying the situation with respect to housing affordability and acceptability. They have formed some new sub groups in order to move forward with public engagement and also some strategy for addressing the issues that we see. One of the things they will be doing soon is a survey – paper based format –that will be put in library and other local places that get lots of foot traffic as well as on-line. It will just supplement the data review that they have already done – instead of asking people questions we already have from the data but more how affordability, etc. impacts their daily life or what kind of housing preferences they see in the next few years that the city is not set up to accommodate – different kinds of housing stocks, etc. We are also looking at supplemental activities, one of which is a series of phone interviews with local landlords to get their perspective on affordability, etc. They also look forward to holding some input sessions.

XI. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried unanimously. The meeting adjourned at 7:45 pm.

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V. Presentations and Public Hearing Items

- 534, 530, 528 N Huron St: The Keg
Public Hearing: Special Use and Site Plan



November 2018

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

GENERAL INFORMATION

Applicant: Joseph S Novitsky (architect for Tom Tamou)
3856 Twelve Mile
Berkley, MI 48072

Project: Keg Party Store

Application Date: October 17, 2018

Location: Southeast corner of N Huron and W Forest

Zoning: NC-Neighborhood Corridor

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

Staff Recommendation: Conditional approval

PROJECT AND SITE DESCRIPTION

The total for the three parcels is 0.434 acres; this includes 528 N Huron, 530 N Huron and 534 N Huron St addresses, parcels # 11-11-40-105-022, 11-11-40-105-021 and 11-11-40-105-029 with frontage on N Huron and W Forest. There is an existing ~1,200 square foot commercial building at 530 N Huron that partially encroaches on the 528 N Huron parcel and a ~2,700 square foot commercial building on the 534 N Huron parcel. The parking lot is to the south of 534 N Huron with approximately 19 spaces. There are three curb cuts for access, two on N Huron and one on W Forest. No special use permits have been granted for these properties; they have been operating in their current configuration since the 1940s, with the main building being constructed in approximately 1919. Setback variances have been approved for the main building's footprint, and to expand that footprint along the existing setback lines.

Neighborhood Corridor allows for a food store with the sale of alcohol, less than 15,000 square feet, after approval as a special land use. The plans submitted propose a 3,518 square foot addition to the existing ~3,000 square foot building for a total of 6,230 square feet at the northwest corner of the property, with a demolition of the existing structure at 530 N Huron. Parking is proposed to the south of the structure with 20 parking spaces, 1 of which indicated as an accessible parking space. The existing northern curb cut on N Huron St will be eliminated and the existing southern curb cut on N

Huron St will be moved southward. The three parcels will need to be combined, as a parking lot cannot be a principal use of a lot.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site-looking southeast



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



Figure 5: Land Use and Zoning of Surrounding Area

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

SPECIAL USE: CRITERIA AND REVIEW

§122-324(b)

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

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

the proposed special use will increase. The times of operation have not been discussed, but are not expected to change, currently 9a to 1a; the Planning Commission may place reasonable restrictions on hours of operation to ensure compatibility with the surrounding area.

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

COMMENTS: The proposed use is the same as what currently exists on the site; it is an expansion of the use and as such it is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, and property or public welfare. Historically, houses have always been surrounded by commercial properties in the City, and vice versa. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare should not be affected.

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

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

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

COMMENTS: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads. The property has a walk score of 78 (very walkable) and a transit score of 41 (some transit). WE anticipate a slight uptick in traffic overall, both via car and via foot or bike, but still well within the capacity of the site to handle.

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

COMMENTS: None are anticipated at this time.

CONDITIONS OF APPROVAL**§122-326**

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

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

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

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

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

REQUIREMENTS**§122-311(b)**

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

Figure 6: Requirements

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

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

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Street setback (front or side) ft	Min 5	Max 15	W Forest: ~1' N Huron: ~0'	Meets requirements. Variance granted in May 2018.
Side setback ft	Min 0	Max -	31' – 35'	Meets
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	~73'	Meets
Frontage buildout %	Min 50	Max 100	~70%	Meets
Height stories	Min 1	Max 1	1 (@17.6')	Meets
PARKING PROVISIONS	Location: Side, street side and rear yard		Street side and rear yards	Meets
PRIVATE FRONTAGES	Required: Commercial		W Forest: none N Huron: partial	Entrance is on the south-west corner of the building, similarly configured to the current. A variance has been applied for.
Distance between openings (ft)	Min -	Max 2	N Huron: 2.5' to 24.5'	Does not meet; a variance has been applied for.
Door recess (ft)	Min -	Max 5	not indicated on plans	Does not meet; a variance has been applied for.
Ground floor transparency (%)	Min 60	Max -	W Forest: 0% N Huron: 56/1728=3%	Does not meet; a variance has been applied for.
Height to bottom of window (ft)	Min -	Max 2.5	6'	Does not meet; a variance has been applied for.
Yard requirements	Must be landscaped/pervious, with a path at least 6' wide connecting the building entrance to the sidewalk			Path provided.

Items to be Addressed:

1. Applicant to combine the three subject parcels.
2. Any approval must be conditional upon variance approvals.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

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

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

Items to be Addressed: 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."

Proposed access points for vehicles are at the southern end of the property on N Huron and the eastern end of the W Forest side. Bikes and pedestrians can also access the site via the curb cuts and the sidewalks on W Forest and N Huron; the sidewalks surrounding the structure appear to be in good condition. The proposed internal walkway to the south of the building is approximately 7' wide, with bollards on the south side of that walk, reducing the clear span to approximately 6'. The walkway to the east of the building does not run the full length of the building; it does, however, run to the generator and a door immediately south of the generator. A bus stop for AAATA route 3 stops just to the northwest in front of 202 W Forest. Covered bike parking is indicated at the southeast section of the lot, adjacent to the dumpster enclosure, and will probably see little use as it is about 125' from the entrance. Staff recommends relocation of this to an area closer to the entrance, perhaps the south-easternmost vehicle parking space, as this space would be challenging for cars from Huron to access, but easy for bicyclists to access.

Figure 7: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		A variance has been applied for which, if granted, would permit the 45° angled entrance.
NC: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None included with plans, not required by staff due to site limitations.
§122-685 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		• 9'x18' parking dimensions proposed, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		Provided.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		A full walkway is not proposed for east side of the building. Applicant to consider painting a walkway in this drive, and/or mounting a "watch for pedestrians" warning sign.
	Ingress & Egress • Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • N Huron: 125' and W Forest: 70', meets • N Huron: 25' and W Forest: 24', meets
	Internal Maneuvering	Minimum of 10' in width	24' – 28', meets

	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		Meets, pavement cross-sections provided.
	Drainage	graded and drained to public storm sewers		Shown; meets.
	Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot		~ 2' from the lot to the south; waiver requested due to provision of screening fence and paved, curb & gutter parking lot.
	Striping	outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code		Meets
	Wheel Stops	Wheels stops or curbing must be provided		Curbing provided, meets
	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated and meet requirements in 122-609		Photometric and lighting plan provided, see below for more detail
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		None shown.
		1 landscape island for each 16 spaces		N/A
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		No trees indicated
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		No plantings indicated
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		6' high privacy fence shown at areas requiring screening.
		3'-4' screen 80% opacity where visible from ROW		Does not meet; grass only shown in areas adjacent to Huron ROW

		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets, no landscaping indicated on plans
§122-691	Motor spaces	Other retail uses: 1/250sf area Plus Restaurant: 1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift	Total floor area: ~3,750 sf =15 Number of employees on largest shift: 2 Total required: 17	20 proposed, including one accessible space. This is precisely 120% of the requirement.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		4 required, 8 covered proposed
§122-692	Parking discounts	Transit		115' to closest bus stop, n/a
		Alternative Vehicles		None proposed
		Bicycle		Shower provided. Covered bike parking provided. Parking may be discounted up to five spaces.
		PC discretion, special circumstances not listed above		Not needed.
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		5' sidewalks already exist in the ROW and appear in good condition
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		No landscaping other than grass is shown. Existing building within the traffic visibility triangle; existing nonconforming. Note that this is at a signal-controlled intersection. Fence along east side and south sides of property to be modified in accordance with visibility standards.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'		Provided on east side of building.

Items to be Addressed:

1. Any approval must be conditional upon variance approvals.
2. Waiver requested from 122-683(h) due to provision of screening fence and presence of curb & gutter.
3. Applicant to provide 3 trees on-site, or mark existing trees to remain to meet the requirements of 122-684(b)(1).
4. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW, per 122-684(c)(2).
5. Applicant to consider relocating bike parking to south-easternmost vehicle parking space, to make bicycle parking more accessible and visible to site visitors.
6. Applicant to mark a pedestrian walkway in eastern drive &/or to provide signage advising drivers to watch for pedestrians, as a raised walkway cannot be provided at this location.
7. Applicant to modify fence along east side and south sides of property in accordance with visibility standards.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

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

Items to be Addressed: An updated review letter has not been provided at this time. Applicant appears to have addressed many of the concerns outlined in the April review letter. No issues anticipated.

SCREENING

§122-311(h)

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

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Meets Note: covered bike parking, due to the cover, will be very poorly lit at the location adjacent to the dumpster.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		Meets
§122-631 Landscape plan			Landscaping shown on site plan.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		6' privacy fence shown at perimeter.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: N Huron: $170'/30' = 6$ trees		No street trees are provided on W Forest frontage due to space constraints. Waiver requested. 4 street trees may be possible on N Huron, waiver for the remaining 2 requested due to space constraints.
§122-638 Site Landscaping	10%		Meets.
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		Screened by building
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Street trees are shown, but species are not noted. Grass/annual bed shown, but no information about mix. Applicant to provide additional information.
	Credit for existing vegetation		None
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system or hand-water/gator bag		Applicant to indicate maintenance plan on the landscape plan

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-635 Fencing, hedges, walls, berms	NC front and street side yard- no more than 6' in height side and rear yards – max 10'		n/a

Items to be Addressed:

1. Applicant to consider relocating covered bike parking due to lighting issues.
2. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for up to 3 trees on N Huron.
3. Applicant to provide three to four street trees on the N Huron St side of the property.
4. Applicant to provide more information about the plant material proposed.

PHASING

§122-311(i)

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

Phasing is not indicated on the plans.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

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

DEPARTMENT OF PUBLIC SERVICES

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

FIRE DEPARTMENT

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

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

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

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

STAFF RECOMMENDATIONS: SPECIAL USE

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for Party Store Expansion at 534 N Huron, subject to the ZBA review of the variance from the street side setback on the N Huron frontage and HDC review of the demolition of 530 N Huron, with the following findings, waivers, and conditions:

Findings:

The applicant is legally eligible to apply for site plan review, and all required information has been provided under 122-311(a).

Waivers:

1. Waiver requested from 122-683(h) due to provision of screening fence and presence of curb & gutter.
2. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for up to 3 trees on N Huron.

Conditions:

1. Applicant to combine the three subject parcels.
2. Applicant to provide 3 trees on-site, or mark existing trees to remain to meet the requirements of 122-684(b)(1).
3. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW, per 122-684(c)(2).
4. Applicant to consider relocating bike parking to south-easternmost vehicle parking space, to make bicycle parking more accessible and visible to site visitors, as well to ensure adequate lighting is available.
5. Applicant to mark a pedestrian walkway in eastern drive &/or to provide signage advising drivers to watch for pedestrians, as a raised walkway cannot be provided at this location.
6. Applicant to modify fence along east side and south sides of property in accordance with visibility standards.
7. Applicant to provide three to four street trees on the N Huron St side of the property.
8. Applicant to provide more information about the plant material proposed.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Architect: JSN AIA

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE M.B.C. 2015 BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
2. THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONDITIONS EXIST BETWEEN THESE NOTES AND CURRENT CODE(S), THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
3. MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/ OR DURING OCCUPANCY SHALL NOT BE USED ON THIS PROJECT.
4. ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
5. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
6. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
7. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
8. PROVIDE FACTORY GLAZING IN CONFORMANCE WITH CODE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
11. FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 3,000 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT /DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
12. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
13. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3,000 P.S.I./I FOR FOUNDATION WORK AND FLOOR SLABS WITH 4,000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = #03X, ASTM #42.
14. STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
15. THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION NOR FOR THE SAFETY OF THE JOBSITE AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR.
16. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: 1ø: PHONE, ELEC, GAS, WATER, AND SEWER.
17. LIGHT GAUGE STEEL FRAMING TO CONFORM TO ASTM SPECIFICATIONS PROVIDED.
18. SUPPORT ALL ELECTRICAL EQUIPMENT & WIRING, INCLUDING LOW VOLTAGE WIRING, IN ACCORDANCE WITH ARTICLE 300-II AND ARTICLES 125 THROUGH 330 OF THE NEC.

CHAPTER - 5 USE AND OCCUPANCY CLASSIFICATION
3021 CLASSIFICATION
USE GROUP(S): M1 (MERCANTILE)

CHAPTER - 5 GENERAL BUILDING HEIGHTS AND AREAS
SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.

CHAPTER - 6 TYPE(S) OF CONSTRUCTION
TYPE V-B (5-B), SPRINKLERED

CHAPTER - 7 FIRE AND SMOKE PROTECTIVE FEATURES
FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.

CHAPTER - 8 INTERIOR FINISHES
ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.3. CLASS 'C' FOR INTERIOR ROOFS, 4 CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOFS.

CHAPTER - 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD FOR PROPOSED USE(S) (TABLE 1004.2)
M1 USE: 2,422 S.F. STORAGE/ STOCK AREA * 1/300 GROSS = 8 OCCUPANT(S).
3,812 S.F. RETAIL AREA * 1/60 GROSS = 63 OCCUPANT(S)
TOTAL = 71 OCCUPANT(S)

DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO A0 BARRIER FREE REQUIREMENTS.

MEANS OF EGRESS REQUIREMENTS FOR THE EXISTING BUILDING TO REMAIN HAVE BEEN MET BOTH WITHIN THE EXISTING SPACE(S) AND HAVE BEEN DETERMINED TO BE ADEQUATE AS PART OF THE ORIGINAL PERMIT APPROVAL.

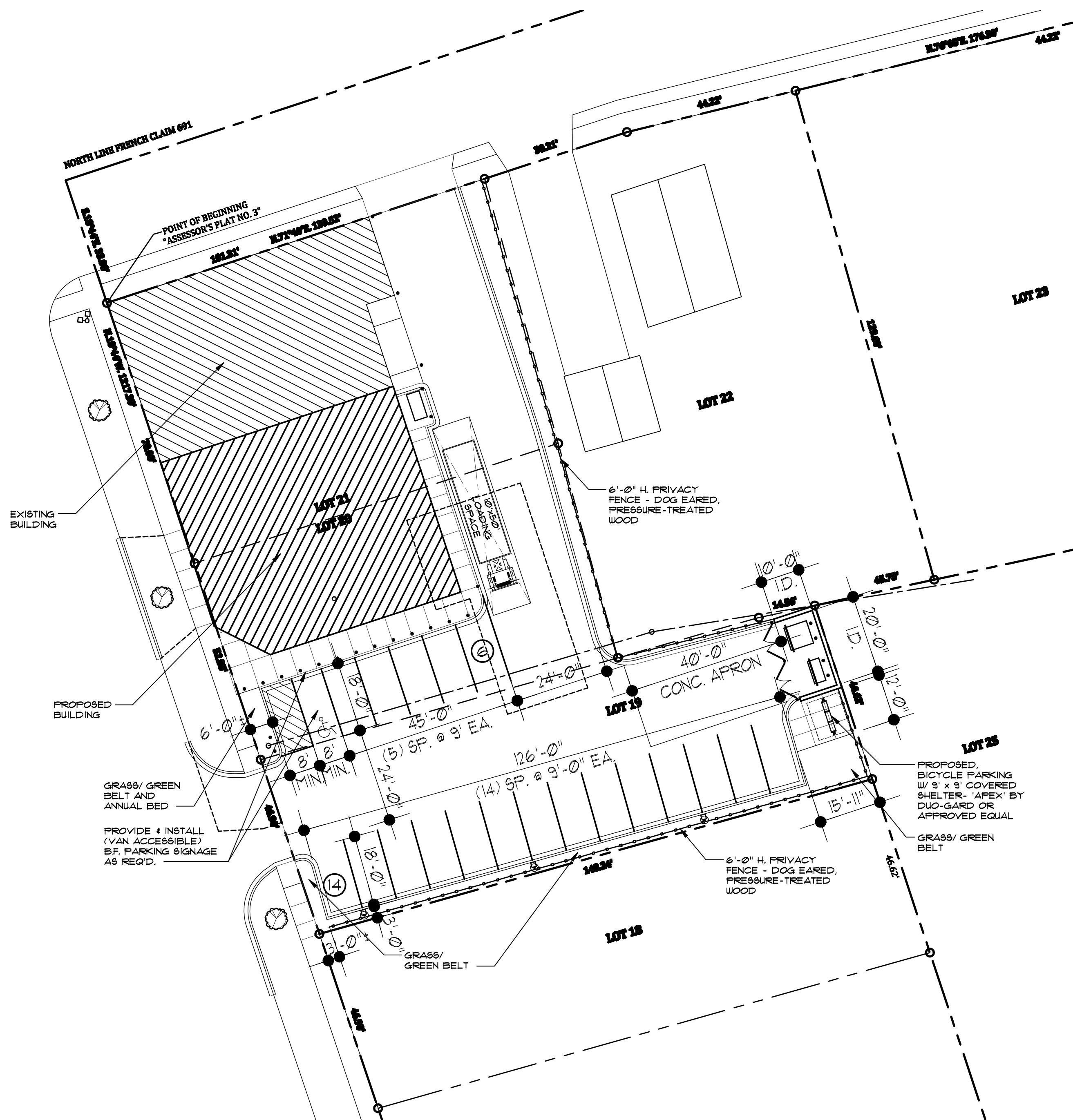
CHAPTER - 11 ACCESSIBILITY
ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.

CHAPTER - 12 INTERIOR ENVIRONMENT
SECTION 1205 THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.

SECTION 1203 EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY.

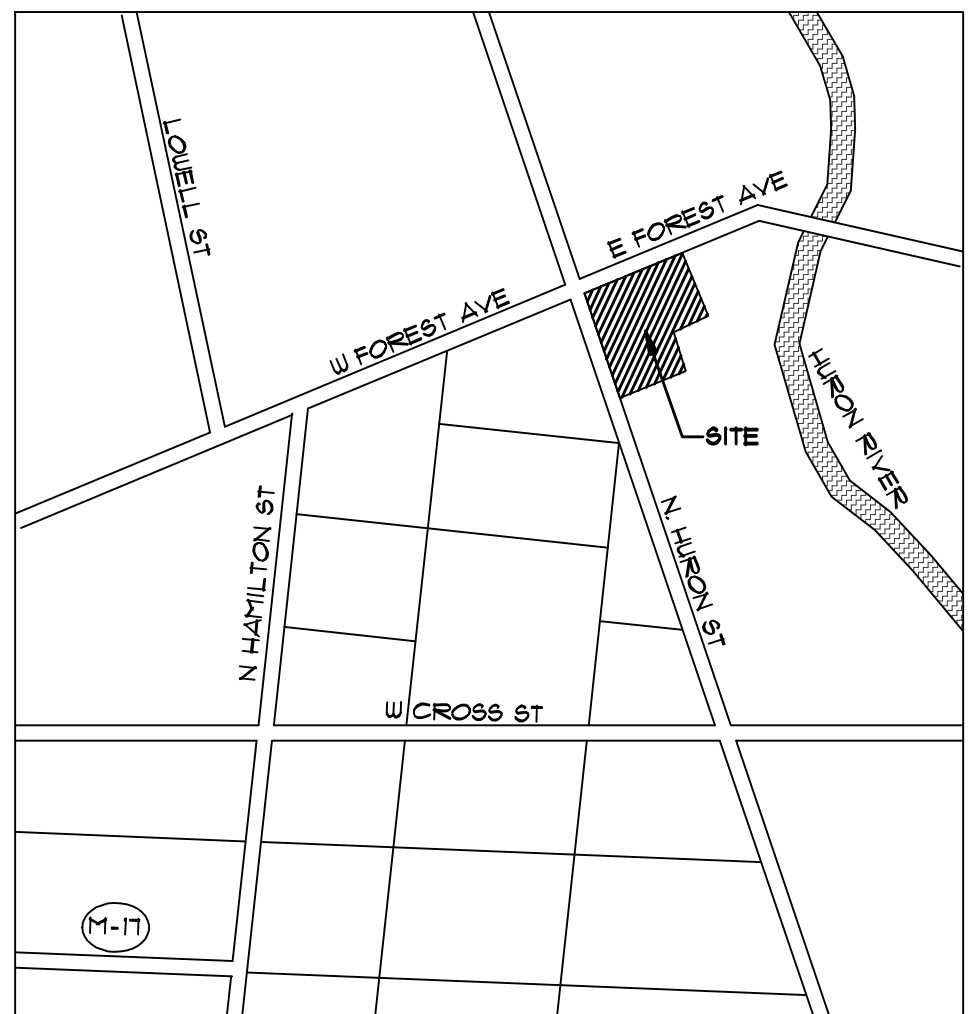
A.D.A. APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

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



PROPOSED SITE PLAN

SCALE: 1"=20'-0"



LOCATION MAP

SCALE: N.T.S.

**ZONED: NC (NEIGHBORHOOD
CORRIDOR)**

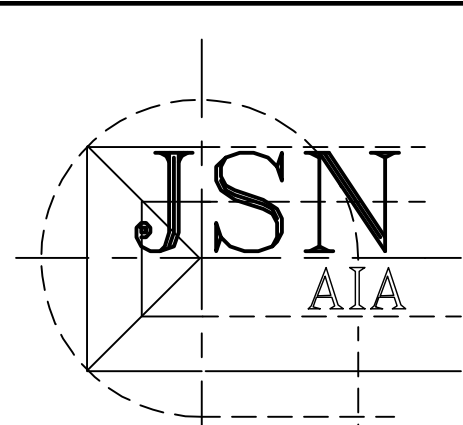
CODE(S): M.B.C. 2015
CONST. TYPE: V-B (5-B)
STORIES OF BUILDING: ONE (1)
USE GROUP(S): 'M'
BUILDING AREA: 6,294 SQ. FT.
OCCUPANCY: 73

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

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

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

TOTAL (PROVIDED) = 20 SPACES (PROPOSED)



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

Seal:



Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
08/03/18	REVIEW
09/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE

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

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER:
TOM TAMOU

Sheet Title:

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

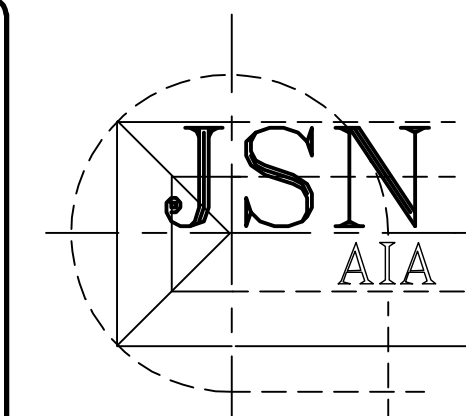
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Date: 08/21/17
Drawn by: LDN, MLC

Project Number:
17054

17054

Sheet Number:
S-1



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

Seal:



Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
09-25-18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE

Project Name:
STORE- 534 N. HURON STREET

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER: **TOM TAMOU**

Sheet Title:

EXISTING / CONTEXTUAL SITE PLAN

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WRITTEN CONSENT OF J&N ARCHITECTURE

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

Project Number:

17054

Sheet Number:

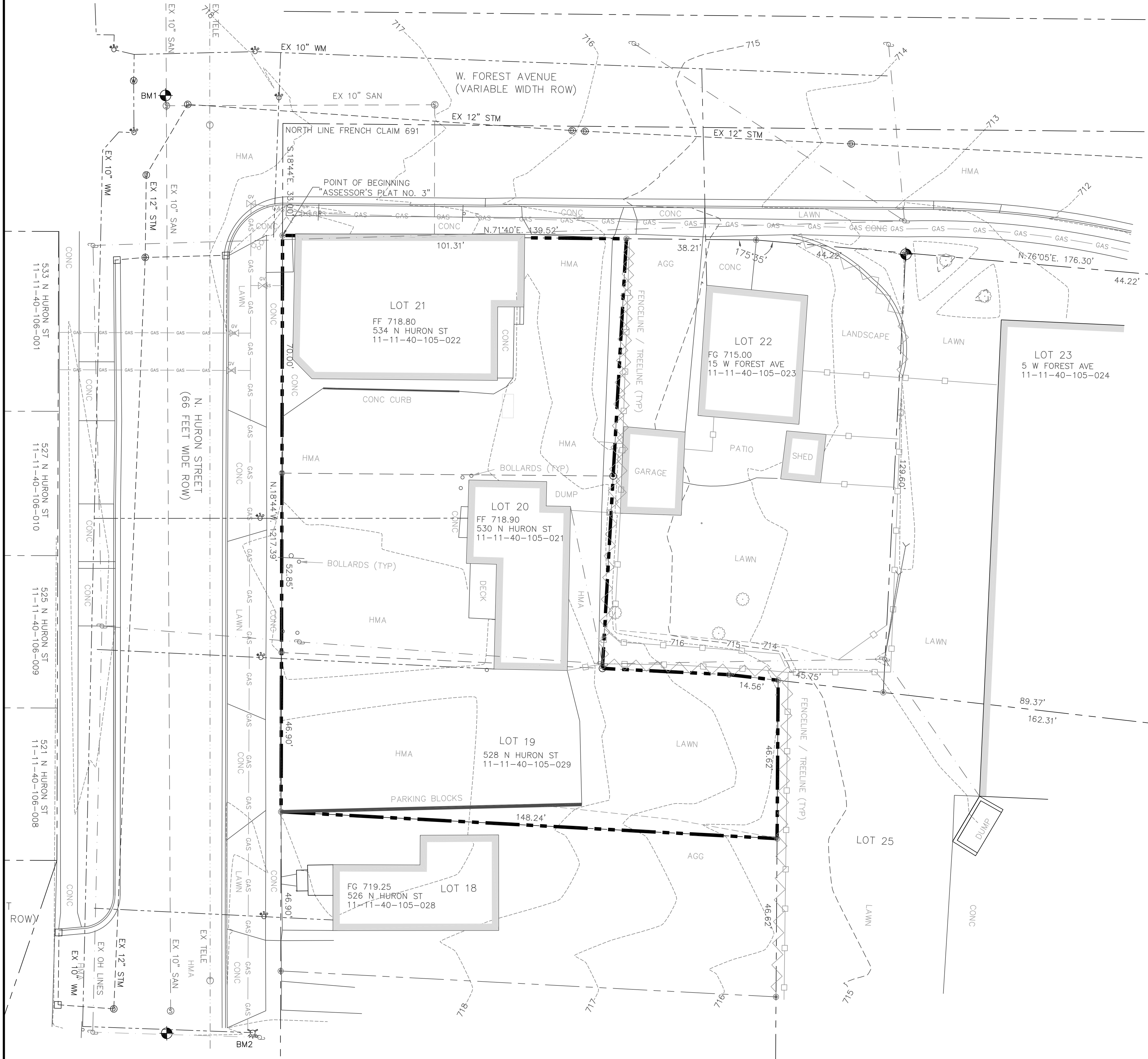
S-2



EXISTING/ CONTEXTUAL SITE PLAN

NEIGHBORHOOD/ CONTEXT

SCALE: 1"=40'-0"



FLOODPLAIN STATEMENT

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

SOIL CONDITIONS

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

WETLANDS STATEMENT

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

BENCHMARKS

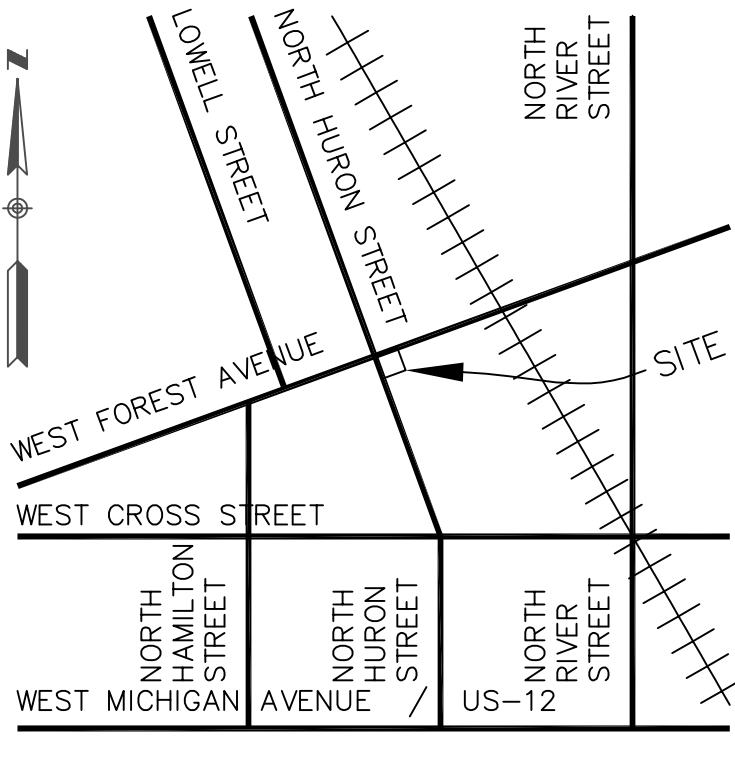
BENCHMARKS AND TOPO SURVEY ARE NAVD88 DATUM
CONVERT FROM NAVD88 TO NGVD29 AT NOAA WEBSITE:
https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.prl
CONVERSION +0.41' TO NGVD29 DATUM

BM1

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

BM2

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



LOCATION MAP
SCALE 1" = 1/4 MILE

LEGAL DESCRIPTION

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

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

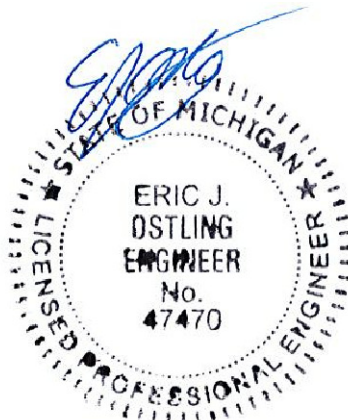


Know what's below.
Call before you dig.

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

UTILITY INFORMATION SHOWN ON THIS
DRAWING ARE APPROXIMATE AND MAY BE
ACCORDING TO AVAILABLE RECORD OR
DISCLOSED INFORMATION BY VARIOUS
UTILITY COMPANIES, PUBLIC AGENCIES,
OR OTHER SOURCES AND THUS MAY
NOT NECESSARILY REFLECT ACTUAL
FIELD LOCATIONS AND NO GUARANTEE IS
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CONSULTANTS.



PROJECT NAME:
YPSILANTI
SITE PLAN

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

TOPOGRAPHIC
SURVEY

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

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

REVISIONS:
2018-03-15 TOPO SURVEY
2018-03-22 SITE PLAN
2018-09-18 SITE PLAN

SCALE VERIFICATION:
0 0.5
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:
1/16" = 1'

HC PROJECT NO:
17-12027

HC DRAWING NO:
17-12027TP

SHEET: 1

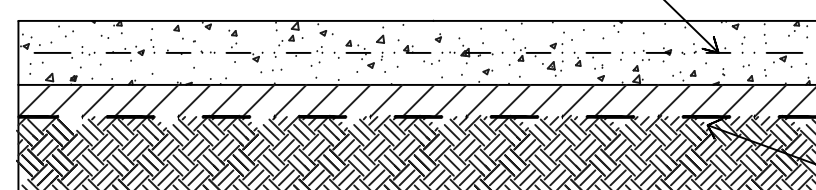
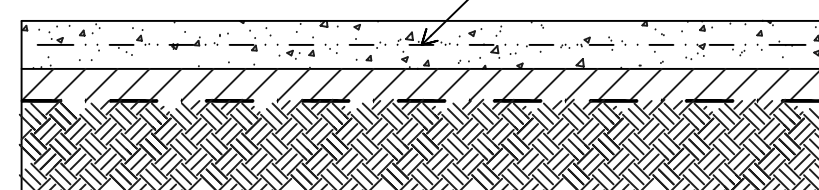
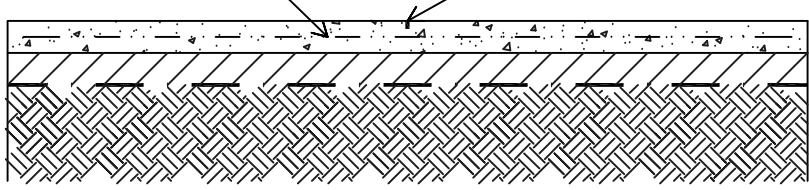
LEGEND

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

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

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

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



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

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

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

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

FLOODPLAIN STATEMENT

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NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 26161C0426E
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HURON CONSULTANTS FOUND NO ONSITE INDICATION OF WETLANDS.

BENCHMARKS

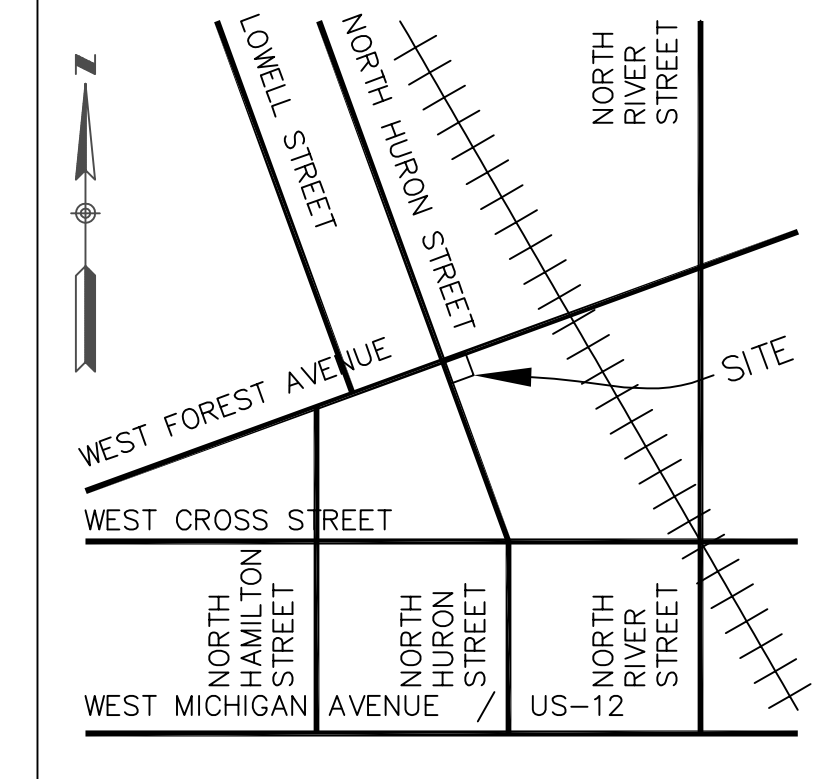
BENCHMARKS AND TOPO SURVEY ARE NAVD88 DATUM
CONVERT FROM NAVD88 TO NGVD29 AT NOAA WEBSITE:
https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.prl
CONVERSION +0.41' TO NGVD29 DATUM

BM1

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

BM2

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



LOCATION MAP
SCALE 1" = 1/4 MILE

LEGAL DESCRIPTION

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

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

PRELIMINARY STORM DRAINAGE CALCULATIONS

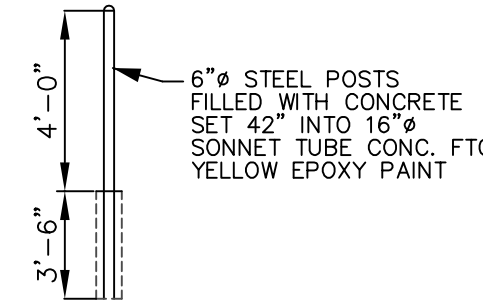
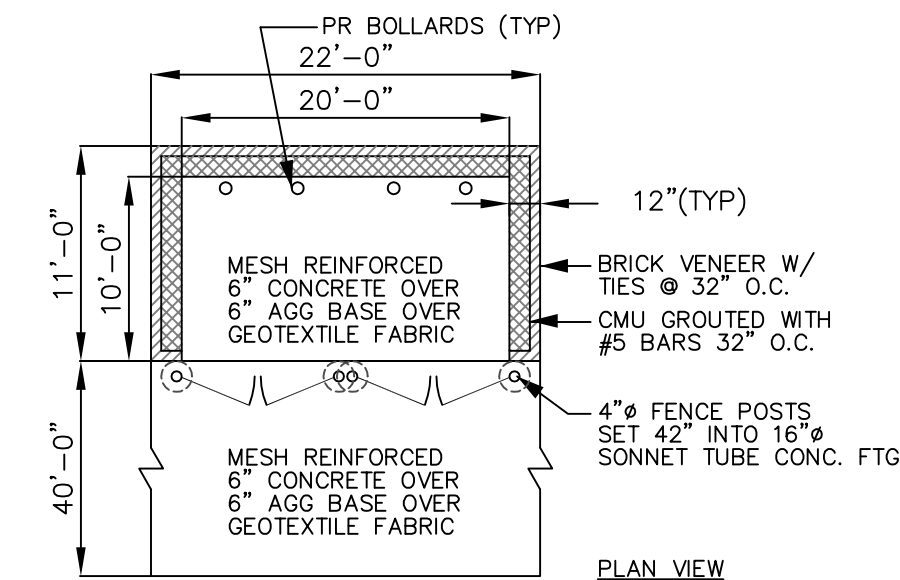
THE EXISTING SITE HAS NO UNDERGROUND DRAINAGE. BUILDING DOWNSPOUTS
DISCHARGE OVER LAND, SURFACE DRAINAGE TO THE ROAD RIGHT-OF-WAYS.

PROPOSED CONDITIONS SHALL BE UNDERGROUND STORM DRAINS, WITH ROOF
DRAINS INTERIOR TO THE PROPOSED BUILDING, WITH CONNECTIONS FOR ROOF
DRAINS SYSTEM AND SUMP PUMP DISCHARGE TO PROPOSED CATCH BASIN 1.

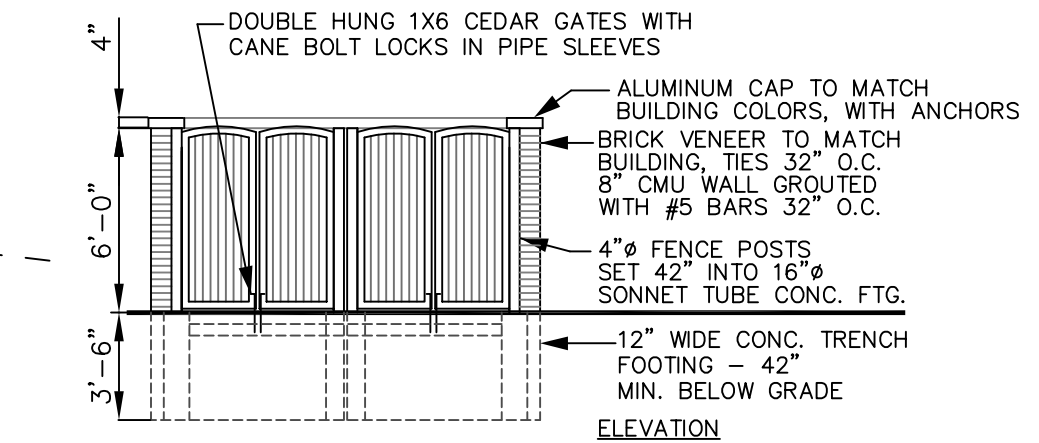
REQUEST VARIANCE NOT TO USE WASHTENAW COUNTY WATER RESOURCES
COMMISSIONER STANDARDS, AND NO REQUIRED STORM WATER DETENTION,
AS THIS SITE IS LESS THAN 0.50 ACRES.

RATIONAL METHOD DRAINAGE CALCULATIONS:

LOTS 19, 20 AND 21
NET LOT AREA 19,125 SFT (0.439 AC)
EXISTING IMPERVIOUS AREA 15,700 SFT (0.360 AC)
PROPOSED IMPERVIOUS AREA 17,960 SFT (0.412 AC)
INCREASED IMPERVIOUS AREA 17,960 - 15,700 = 2,260 / 15,700 = 14.39%
PROPOSED CONDITIONS: UNDERGROUND STORM CONVEYANCE 12"RCP:
10-YEAR STORM RATIONAL METHOD Q=CIA
C = 0.90 COMMERCIAL
I = 3.89 IN/HR
A = 0.439 AC
Q = 0.90 * 3.89 * 0.439 = 1.54 CFS
12"RCP @ 0.32% MINIMUM CONVEYS 2.02 CFS

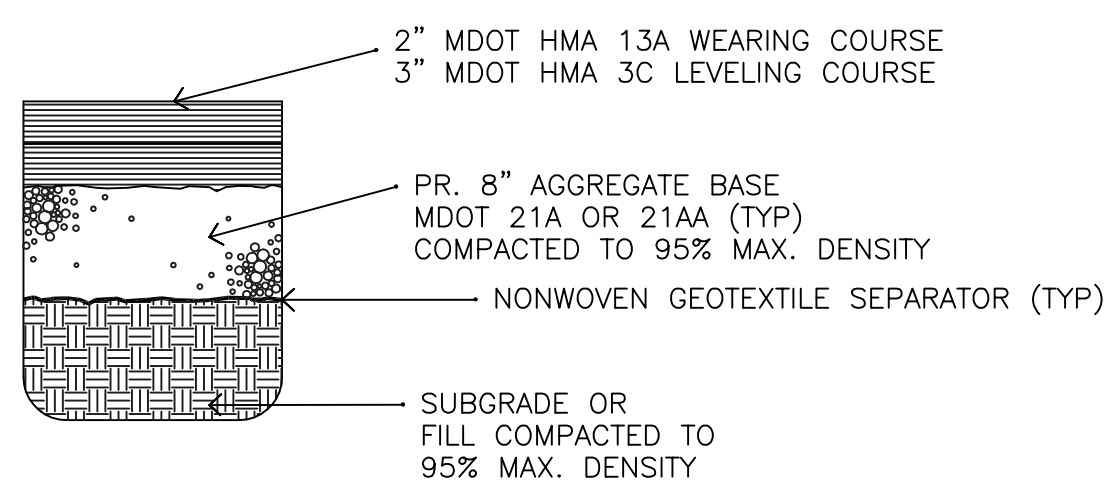


BOLLARD DETAIL
NOT TO SCALE



SCREENED DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE
ALL WOOD SHALL BE TREATED, SANDED WITH POLYURETHANE.
ALL HARDWARE SHALL BE ZINC TEMPERED STEEL.



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

LEGEND

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



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

www.huronconsultants.com

CLIENT NAME:

TAMOU'S
ELECTRICAL
CONTRACTORS

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

3 WORKING DAYS
800-482-7171



Know what's below.
Call before you dig.

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

UTILITY INFORMATION SHOWN ON THIS
DRAWING ARE APPROXIMATE AND MAY BE
DISCLOSED INFORMATION BY VARIOUS
UTILITY COMPANIES, PUBLIC AGENCIES,
OR OTHER SOURCES AND THIS MAY
NOT NECESSARILY REFLECT ACTUAL
FIELD LOCATIONS AND NO GUARANTEE IS
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CONSULTANTS.

PROJECT NAME:

YPSILANTI
SITE PLAN
LOTS 19-22 OF
"ASSESSOR'S PLAT NO 3"
PRELIMINARY
ENGINEERED
SITE PLAN

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

Drawn By: EJM
Checked By: DSM
Approved By: EJM

REVISIONS:

2018-03-15 TOPO SURVEY
2018-03-22 SITE PLAN
2018-09-18 SITE PLAN

SCALE VERIFICATION:

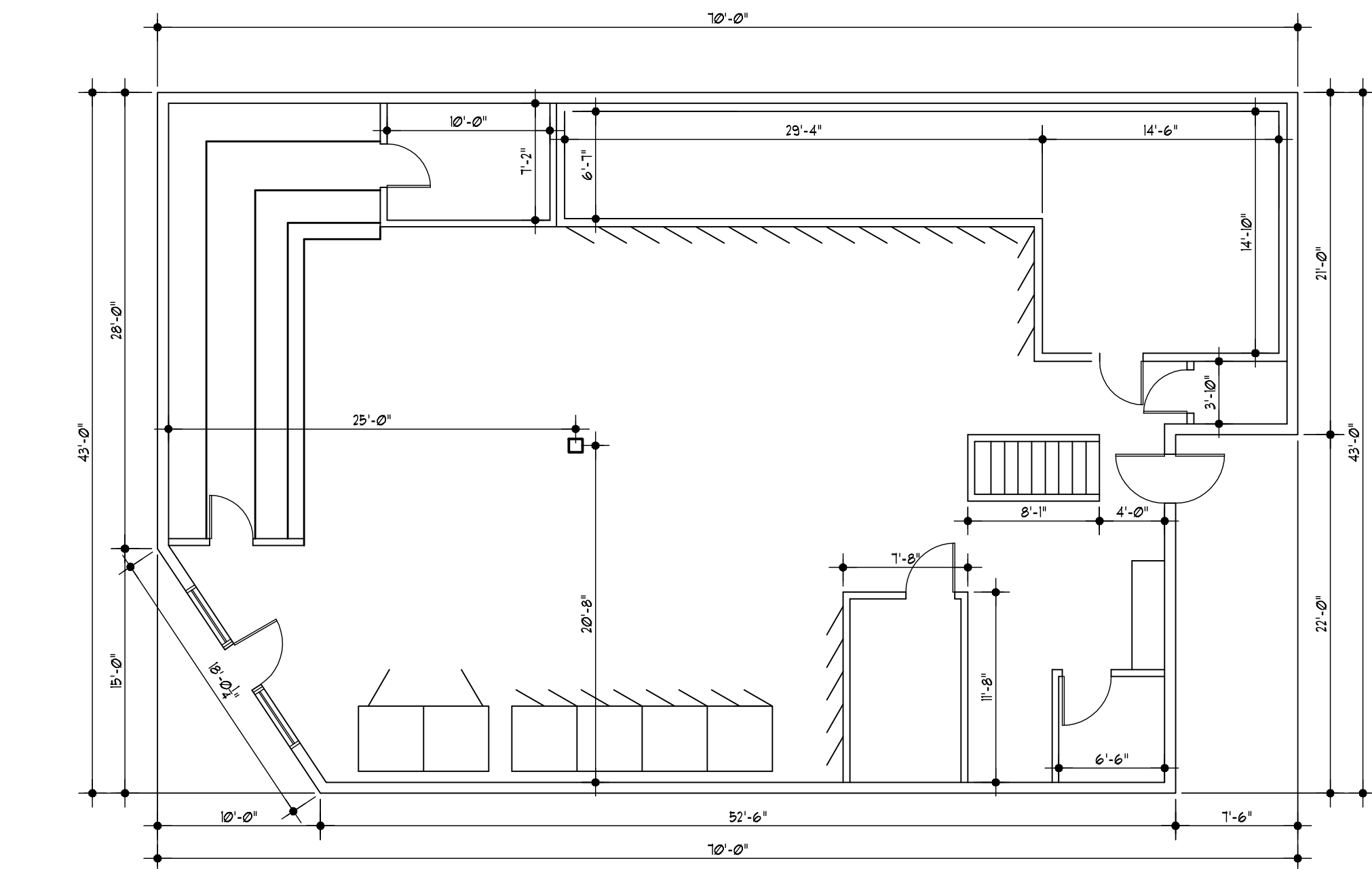
0 0.5
BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:
1/16" = 1'

HC PROJECT NO:
17-12027

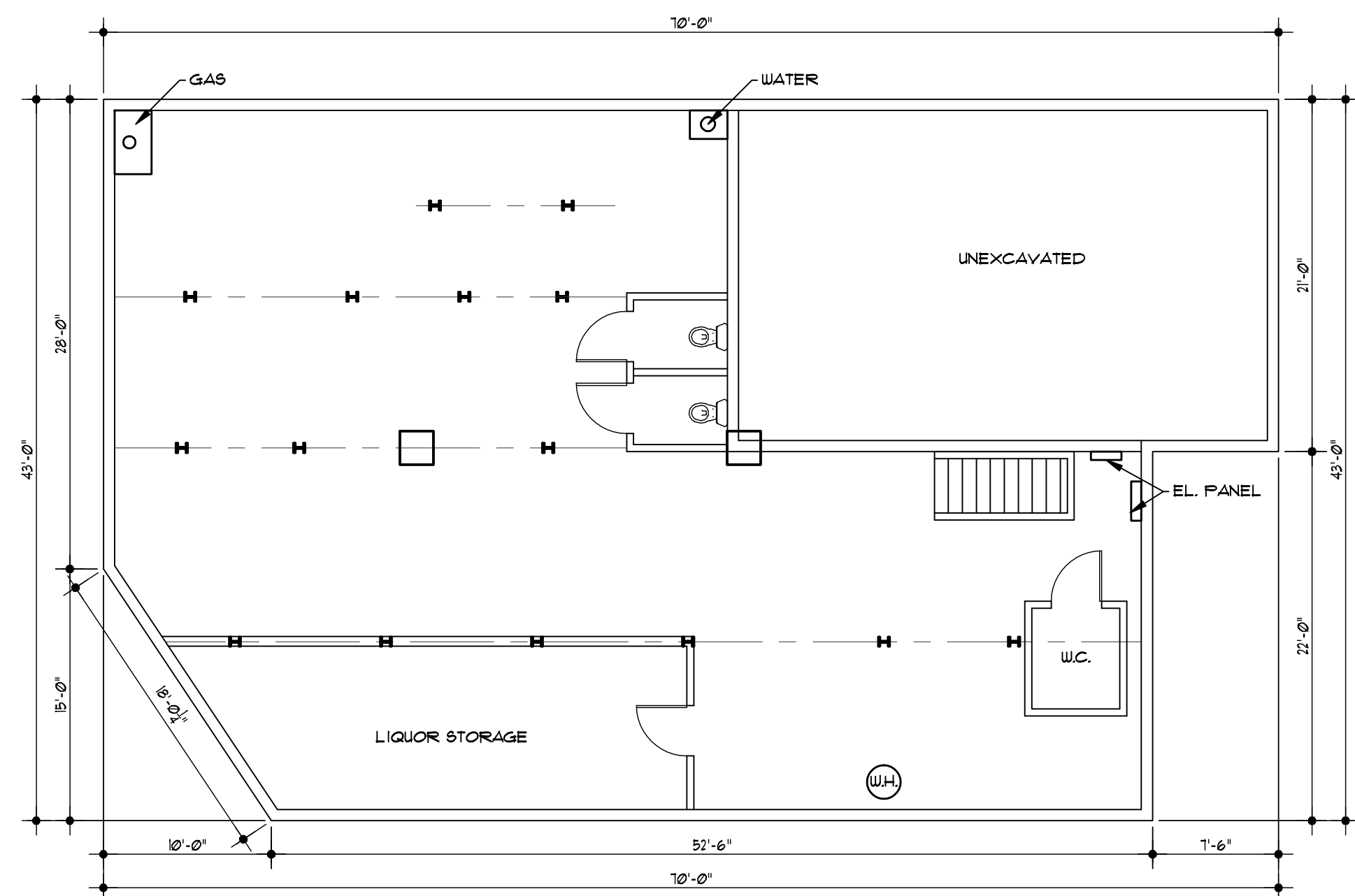
HC DRAWING NO:
17-12027TP

SHEET: 2



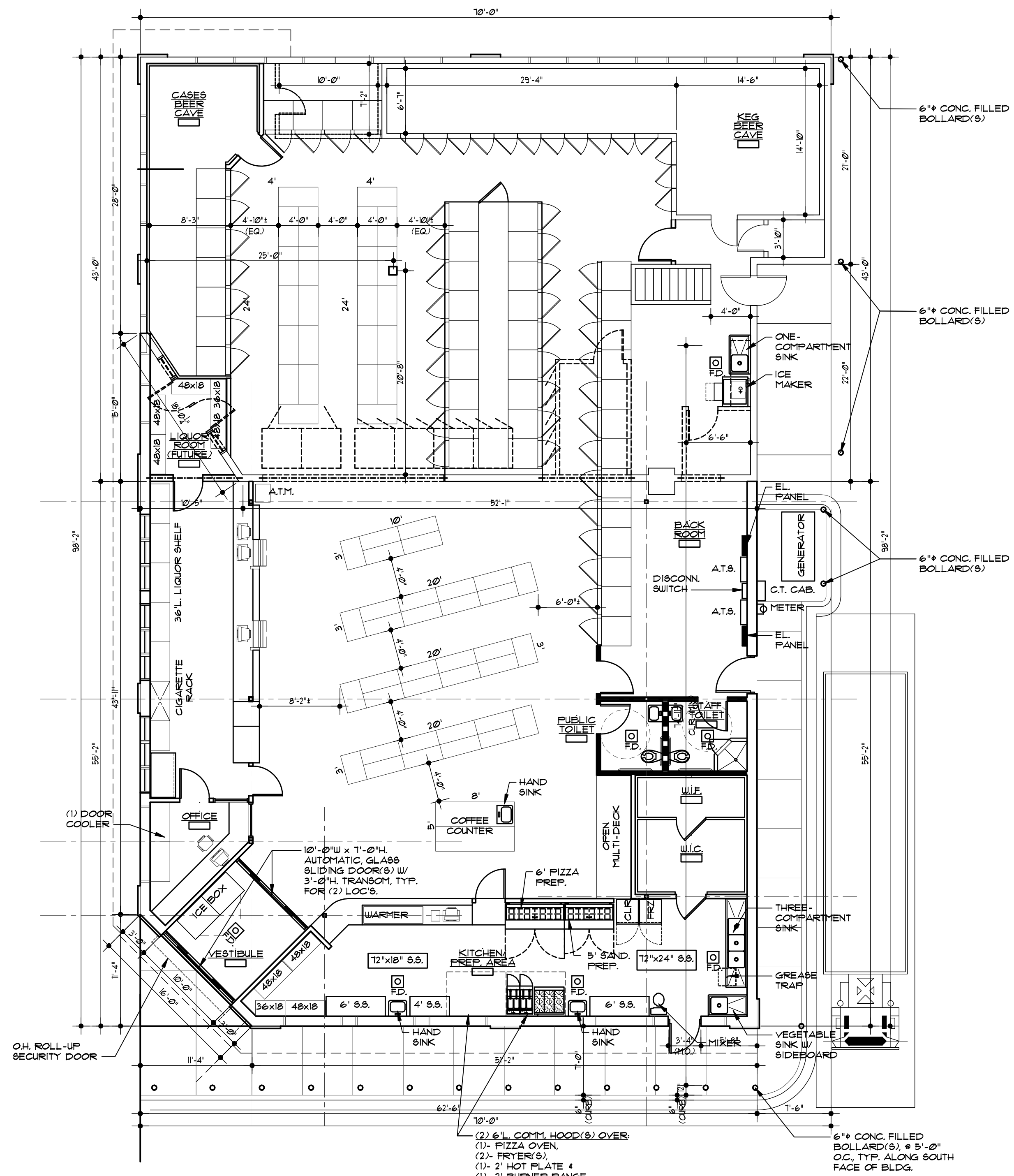
EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"



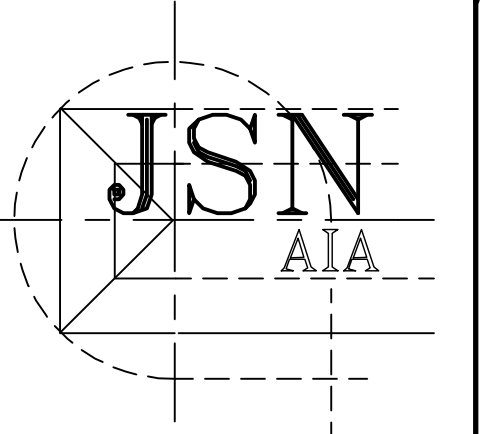
PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING AREA ANALYSIS

EXISTING BUILDING:	2,714 SF.
PROPOSED ADDITION:	3,456 SF.
NEW BUILDING TOTAL:	6,230 SF.

RESTAURANT:	835 SF.
STORE:	5,395 SF.



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

Seal:



Revisions:

DATE	DESCRIPTION
02/19/18	REVIEW
02/27/18	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/27/18	P.C. REVIEW
04/10/18	P.C. REVIEW - SPECIAL USE
04/03/18	REVIEW
05/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW - SPECIAL USE

Project Name:
STORE- 534 N. HURON STREET

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER:
TOM TAMOU

Sheet Title:
EXISTING & PROPOSED FLOOR PLAN(S)

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WRITTEN CONSENT OF JSN ARCHITECTURE

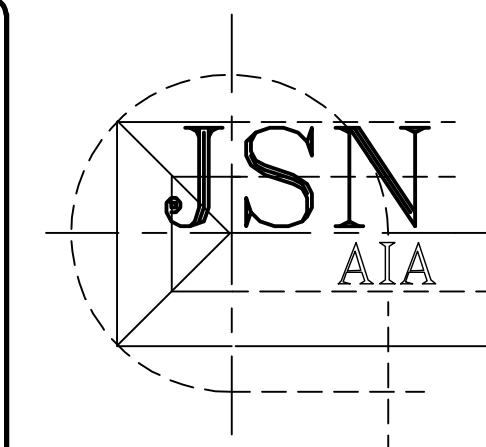
Date: 02/19/18
Drawn by: LDN, MLC

Project Number:

17054

Sheet Number:

A-1



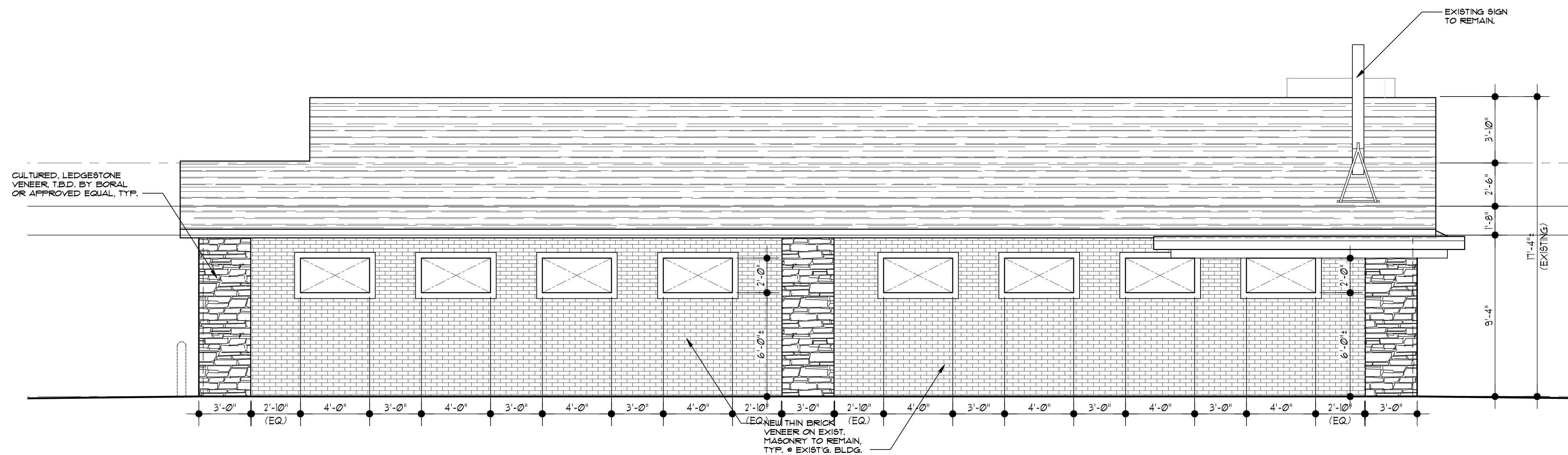
Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:



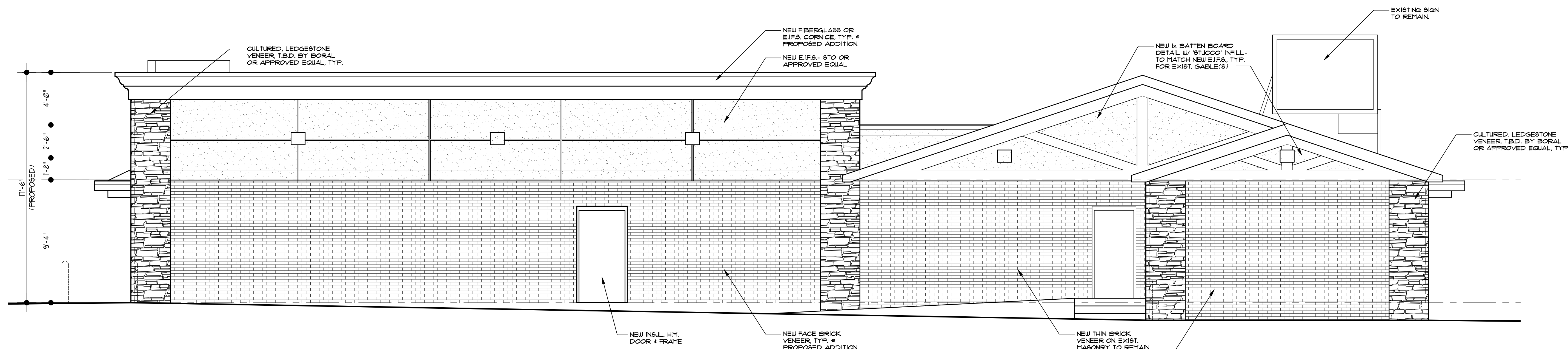
Revisions:

DATE	DESCRIPTION
03/16/18	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
06/03/18	REVIEW
09/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE



NORTH ('SIDE') ELEVATION

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



EAST ('REAR') ELEVATION

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

Project Name:
STORE- 534 N. HURON STREET

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER:
TOM TAMOU

Sheet Title:
PROPOSED ELEVATIONS

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Date: 03/16/18
Drawn by: MLC

Project Number:
17054

Sheet Number:
A-4

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	3	D802-LED-70-40-B2 WITH 14' WJM POLE	D802-LED-75-40-U-T3		D802-LED-75-40-U-T3.ies	9370	1.00	76.2
	WP	12	D444-LED-40-40-U-B2 40W FULL CUTOFF WALLPACK	D444-LED-40-40-U-XX		D444-LED-40-40-U-XX (UG).ies	Absolute	1.00	41.4



Plan View
Scale 1" = 10'



'The Keg' Convenience Store (T. Tamou); Ypsilanti,
SITE LIGHTING LAYOUT

Designer

Marc Drouillard

Date

Oct 16 2018

Scale

Drawing No.

D444-LED

Medium Trapezoidal Wall Pack



Job Information

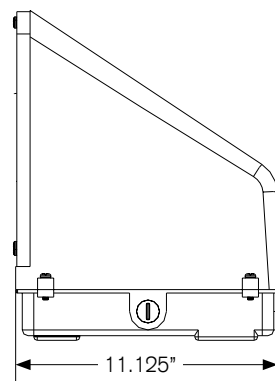
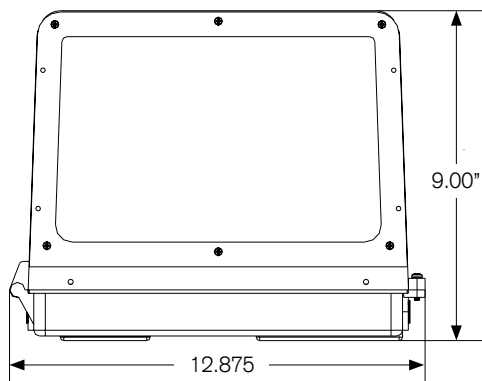
Type:

Catalog #:

Project:

Comments:

Prepared by:



Description

The D444-LED medium trapezoidal cutoff wall pack offers a sleek design and cutoff performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or door entrances. The D444 Quickship model delivers a full cutoff wall lighting solution for fast track projects in need of product on site immediately.

Ordering Information

Example: (D444-LED-40-50-U-BZ-Q)

D444-LED

Series	Wattage/Lumen	Color Temp.	Voltage	Finish	Lens Type
Medium Trapezoidal Cutoff Wall Pack	40 40W/4000 ¹	40 4000K 50 5000K ²	U 120-277V	BZ Bronze	Q Clear Flat Glass

¹ Delivered Lumens (5000K) - For 4000K multiply by 0.95

² DLC Listed, see Page 2 for table of models currently listed

Features

- Heavy-duty, two-piece die-cast aluminium housing.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3.5" octagon, or 4" square outlet box.
- 1/2" NPS tapped holes provided in three locations for surface conduit entry for optional photocell control.
- Dark bronze powder coated finish for impact, corrosion and UV resistance.
- Integral cast-in aluminum hinges.
- Can be used as an uplight for wall washing applications.
- Driver is 0-10V Dimming Standard
- Precision-designed polycarbonate optical lenses control and deliver light only where it is needed, Type III distribution with clear glass lens
- Includes Select-A-Watt adjustable LED driver (20W-30W-40W), factory set at 40W and field adjustable during installation

Performance Data

CRI:	70+
CCT:	4000K, 5000K
Warranty:	10 yr. Limited Warranty
Dimming:	0-10V Dimming Standard, 100% down to 10%
Operating Temperature:	-30°C to 50°C Max Ambient
L70 Lifetime Rating:	213,000 Hours (25°C); 113,000 Hours (55°C)
IP Rating:	IP55
Sound Rating:	Class A (inaudible in a 24dB ambient environment)
Power Factor:	> 0.90
Total Harmonic Distortion:	< 20%

Lumen Chart

Nominal Wattage	5000K Lumens	Efficacy (lm/W)
20W	2000	100
30W	3000	100
40W	4000	100

*For 4000K lumen outputs, multiple values by a factor of 0.95

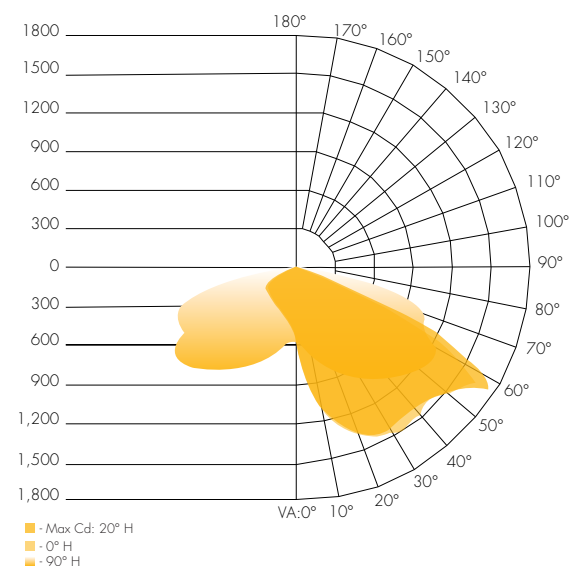
DLC Listing

	40W
4000K	
5000K	X

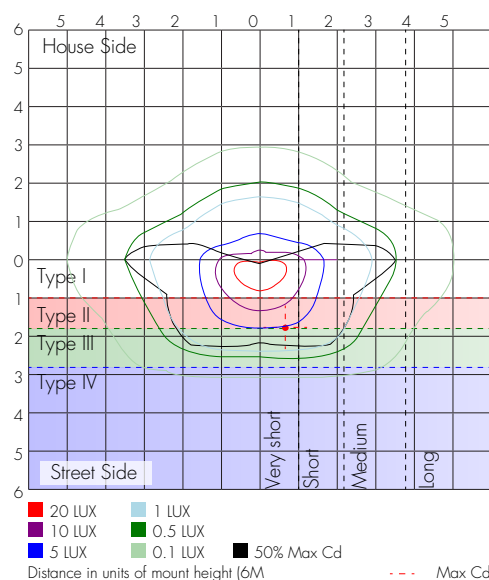
Photometric Data

40W 5000K

Polar Candela Distribution



Isolux Plot



Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	692.3	17.5%
0-40	1,266.9	32%
0-60	2,874.0	72.6%
60-90	1,062.4	26.8%
70-100	316.3	8%
90-120	8.5	0.2%
0-90	3,936.4	99.4%
90-180	23.2	0.6%
0-180	3,959.5	100%



D802-LED

12" Low-Profile Area Light

Performance Data

CRI

73+

CCT

4000K, 5000K

Projected Lifetime

155,000 Hours (L70);
97,000 Hours (L80)

Dimming

Available with 0-10V inputs
dimming down to 10%

Operating Temperature

-40°C to 45°C Ambient

ETL Listed

Suitable for dry, damp, wet
locations

Client: _____

Project Name: _____

Order #: _____

Type: _____ Qty: _____



ETL

Listed

DLC

Premium

10 Yr

Limited
Warranty

Description

The D802-LED utilizes a soft-cornered aerodynamic design to provide excellent light distribution and an aesthetically appealing appearance. Ideal for storage areas, rail yards, loading docks, and building perimeters. One piece die cast aluminum door has two captive stainless steel fasteners and can be removed from the die cast aluminum housing for easy maintenance. Attractive dark bronze, polyester powder coated finish for excellent impact, corrosion and UV resistance.

Features

- High pressure die casting housing ,anti-static powder painting.
- High thermal conductive material & high efficiency cooling system.
- ETL Listed; IP66 rated
- Delivers up to 135 lumens per watt
- Precise light cutoff, less than 5 lumens of light above 90°
- Weight: 13 lbs (75W); 13.5 lbs (100W)
- Optional 3-pin twist lock photocell
- Photocell receptacle included standard
- Slip Fitter sized for 2-3/8" tenon
- 10-Year Limited Warranty

D802-LED

A

B

C

U

D

E

F

BZ

G

H

Ordering Information

A FIXTURE SERIES

D802-LED 12" Low-Profile
Area Light

B WATTAGE/LUMENS

75 75W/9500^{1,2}
100 100W/13650^{1,2}

C CCT

40 4000K
50 5000K²

D VOLTAGE

U 122-277V

E OPTICS

T3 Type 3
T5 Type 5

F MOUNTING

PM Pole Mount³RPMA Round Pole Mount Adapter^{3,4}YM Yoke Mount³SF Slip Fitter³

G FINISH

BZ Bronze

H OPTIONS

T Twist Lock Photocell³

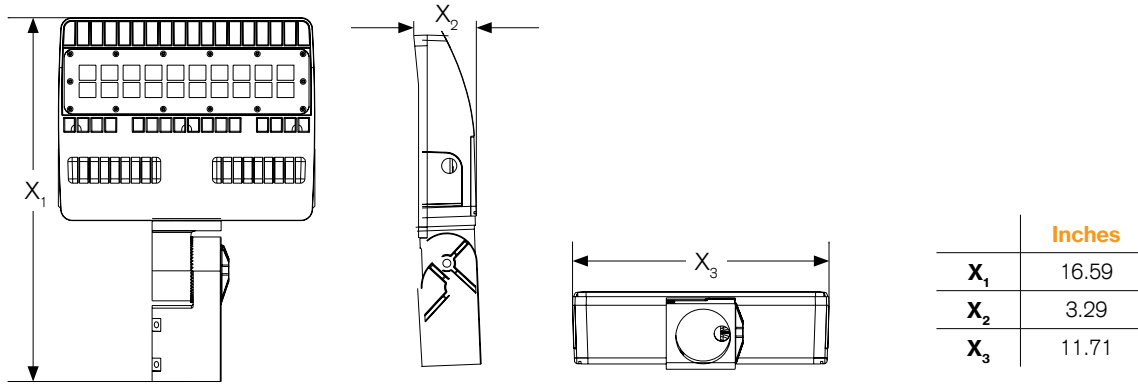
¹ Delivered Lumens (4000K Type 5 Distribution) - Multiply by 0.95 for Type 3 and 1.03 for 5000K

² DLC Listed (See Page 3 for more information on models currently listed)

³ Shipped separately

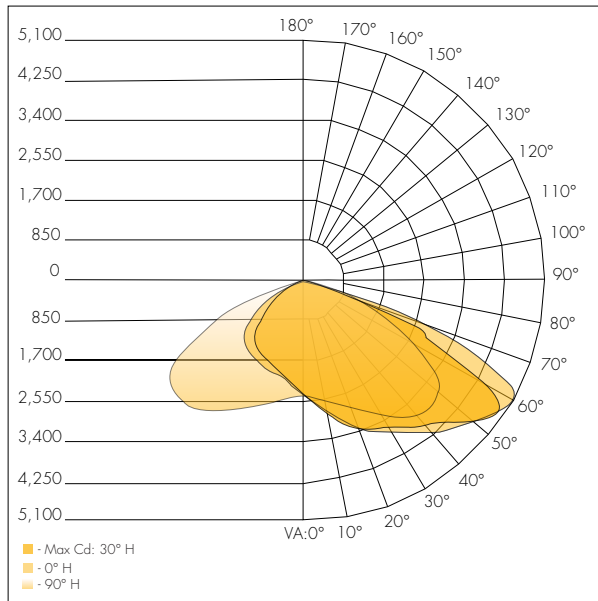
⁴ Must be ordered in conjunction with the Pole Mount Bracket

Dimensions

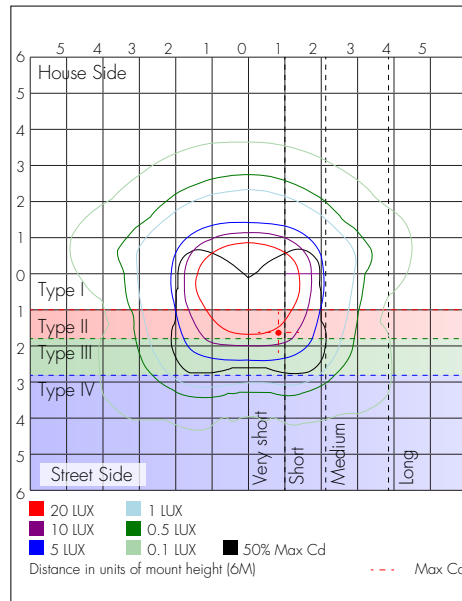


Photometrics

Model 100W 4000K Type 3



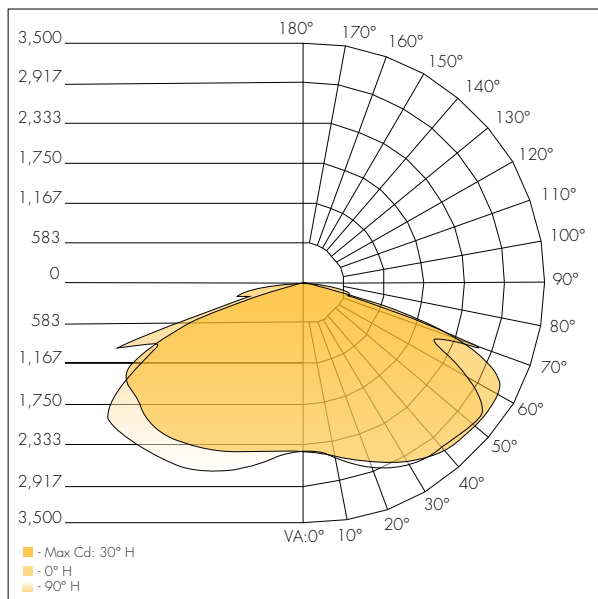
Isolux Plot



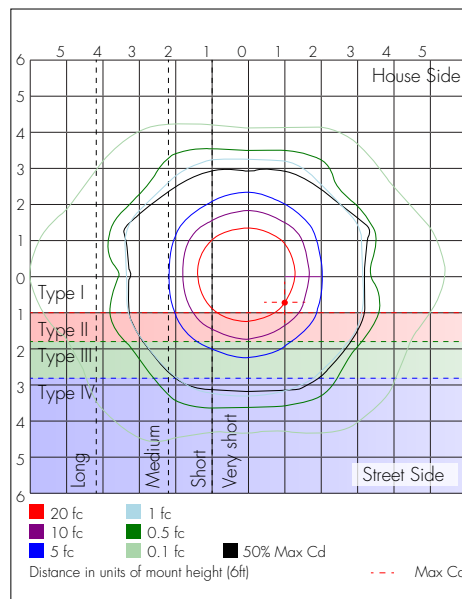
Zonal Lumen Summary

Zone	Lumens	%Lamp	%Luminaire
0-30	2,280.5	18.4%	18.4%
0-40	4,202.2	34%	34%
0-60	9,477.7	76.7%	76.7%
60-90	2,859.8	23.1%	23.1%
70-100	716.7	5.8%	5.8%
90-120	9.2	0.1%	0.1%
0-90	12,337.5	99.8%	99.8%
90-180	25.5	0.2%	0.2%
0-180	12,363.0	100%	100%

Model 100W 4000K Type 5



Isolux Plot



Zonal Lumen Summary

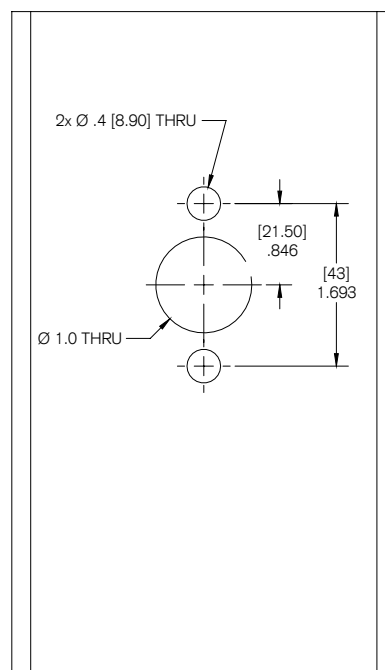
Zone	Lumens	%Lamp	%Luminaire
0-30	2,332.8	17.1%	17.1%
0-40	4,264.1	31.2%	31.2%
0-60	9,632.5	70.5%	70.5%
60-90	4,031.3	29.5%	29.5%
70-100	1,390.7	10.2%	10.2%
90-120	0.8	0%	0%
0-90	13,663.9	100%	100%
90-180	1.5	0%	0%
0-180	13,665.4	100%	100%

DLC Listing

	75W ¹		100W ¹	
	T3	T5	T3	T5
4000K	X	X	X	X
5000K	X	X	X	X

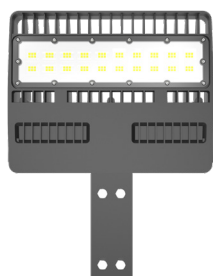
¹DLC Premium

Pole Mount Drill Pattern



Mounting Options

Pole Mount

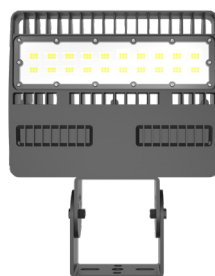


Front Side



Side View

Yoke Mount



Front Side



Side View

Slip Filter



Front Side



Side View



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

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

HANDHOLE

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

BASE PLATE

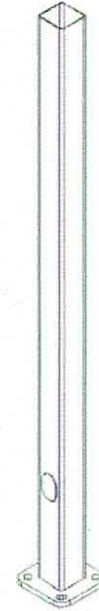
The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society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

ANCHOR BOLT

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

FINISH

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

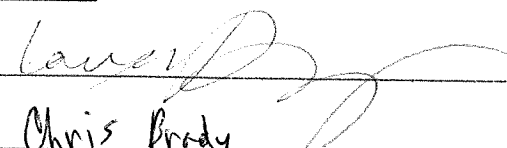


SS4001114-BZ-DM10-BC					
CATALOG LOGIC		CODE	EXPLANATION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		11	11 gauge thickness		
Nominal Height:		14	14 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire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

▶HOME▶ ▶PRINT▶ ▶START OVER▶ ▶NEW POLE▶

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

<u>NAME</u>	<u>ADDRESS</u>
	815 Dwight Ypsi 48198
Chris Brady	2904 Grayson St Apt A Ferndale MI 48220
Clay Newman	720 Lowell Street
CHRIS BLACKBURN	504 Thomas St
Grace Komagawa	40103 Huron St Ypsi.
Bob Carmichael	40105 Huron St Ypsi
RYAN GILLES	504 St Johns St Ypsi 48197
Noah Torosanyi	1311 Leforge Ypsi 48198
Shelby Lynch	404 W Forest Ave.
Jermaine Bennett	1627 Sheffield Dr Yps Michigan 48197
Mitchell Elder	317 Washtenaw Av 48197
Jill	801 Forest St. 48108
Cierra Hemphill	723 W. Clark rd 48198
ARMANDO LOPEZ	520 N. Huron Ypsi 48197
Shaquell Jackson	815 Villa Ypsi 48198
Jamela McCalla	855 Green Rd Ypsi 48198
Alexander Goren	533 N. Huron Ypsi 48197

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

<u>NAME</u>	<u>ADDRESS</u>
<u>Laurence Shelly</u>	<u>890 Dons Dr.</u>
<u>Delana Wilson</u>	<u>48000 Tracey</u>
<u>Allison Livesey</u>	<u>499 Dogwood ct</u>
<u>Brandon-Woolley</u>	<u>823 Green Rd</u>
<u>gq</u>	<u>609 Belmont DR 48198</u>
<u>Janine Driver</u>	<u>217 W cross St. 48197</u>
<u>Danielle Adkins</u>	<u>526 N. Huron 48197</u>
<u>Mackenzie Whitfield</u>	<u>793 Green Rd</u>
<u>Dore Walthall</u>	<u>793 Green Rd</u>
<u>BRIAN GUERRERO</u>	<u>217 N. WASHINGTON</u>
<u>Dominique Pitts</u>	<u>635 N. Huron</u>
<u>David Reeltern</u>	<u>1160 Rue Willette</u>
<u>DONALD SHIPLEY</u>	<u>1160 HOLMES RD. 48198</u>
<u>DAMON CARPENTER</u>	<u>1764 Knollwood Bend</u>
<u>Amy Carpenter</u>	<u>1764 Knollwood Bend</u>

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Derek S. Giddens	423 N. Ham. Hwy, Ypsi 48197
Chloe Zoghegy	616 Weburn Huron Heights 48197
Epcker Hall	1917 Sheffield Dr 48198
Preston Robinson	
Wm. [Signature]	1800 Oak St Ypsilanti,
Elliot Wills-Begley	711 Oak St Ypsilanti
Erin Brown	741 Kowner St #12
Darrell T. Nolen	1972 WHITE OAK LN YPS. MI 48198
ERIN	201 W Huron
Charles Torbert	719 E. Cross
Julian Hagan	808 W River
[Signature]	454 AINSWORTH CR. 48197
Timothy D. Salisbury	14 W. Michigan Ave Ypsilanti, MI, 48197
[Signature]	605 N. River
Charles D. Dixon	505 N. Adams, Ypsi

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Alex Komoroski	707 Oak Ypsilanti
Amanda Thomas	2143 William ave Ypsilanti MI
Kyle McFarland	607 W River Ypsilanti
Tim Clend	823 Daigbtst Yps
Jamel Franklin	1663 Greenway Dr
Jonathan Blanks	928 Frederick yps
BARB BERTCHENKO	1521 ROBBY LAINE YPSI
Leery Hayes	12027 Grandmont Det MI.
Mike Zher	1637 W 9 Mile Apt 13 Ferndale MI
Celestia Jackson	670 Woburn Dr. Ypsilanti, MI 48198
Anne Lincoln	670 Woburn Dr.
Perce/ Franklin	721 W. Clark Rd Ypsilanti MI
GREGG M. Etzel	800 CAMPBELL AVE YPSI
EMILY GAINER	321 E Cross St #2
Michelle Defelice	41756 McBride

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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NAME

ADDRESS

Ryan Stampak

49601 oak Dr, Plymouth

Rob Tacey

212 N Prospect, Ypsilanti, 48198

Kurt Jones

703 W. Michigan Ave

Mark Lafrenie

Joshua Johnson

326 bryis St.

Kevin Lambert

516 N Adams #1

WARRIE WILLIAMS

209 ARCADE ST. YPSI

Ryan Palmer

1720 LeForge YPSI 48198

Brad Philie

403 N Huron St

Angela Jennings

1110 Wray St Ypsi

Joshua B.

501 N. WASHINGTON ST.

Cherry B

345 gearhart Dr

Jane Paul Whitell

635 nla Dr.

DEONARD M'DANIELS

855 GREEN Rd

GLENN CLARK

210 W. CROSS AVE 149

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Terry Morgan	1676 Lefors Rd
Michael Bishop	117 Cherry St
John Lee	236 Wilson Ave
Reed D Fanning	1276 Hunter Ave
Michael S Barnhart	504 SAINT JOHNS
MORGAN COX	511 Thomas St.
Guerr Jackson	1356 Concord Dr. 48198
Aaron Dismuke	1214 STAMFORD RD. 48198
Earl Hoeglund	329 Vinewood Ct. 48198
CARLOS TRIGO	1312 LEFORGE, 48197
Geoff Korr	15 W Forest, 48197
Millie Mars	616 Woburn Dr. Ypsilanti
Dean C. Chaneyfield	616 Woburn Dr. Ypsilanti
Antwanne Vance	385 Firwood Ypsilanti
Terita Pinnacle	6207 Lake Dr Ypsilanti

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Nicholas Greer	573 N Huron St.
E G Penet	108 N. Huron St.
Emily Bradbeck	627 N. Rmer St.
Donny Edwards	720 Lowell St.
JAMES CYLSR	625 NORRIS ST.
Chris Huchman	656 N. Huron
Justin Grouse	633 Huron St
Seatt Sch	773 GREEN RD
Eric Hines	411 Locust St
TREVOR MOIT	326 Jarvis St
Al Ruttan	206 W MICHIGAN AVE #2H
Corey Baker	Applewood Dr. Ypsilanti
MARLOS CLEMENT	314 brown Hall
Reginald Pogue III	504 SAINT JOHN ST #102 YPSI 48197
	1821 Carol Ann Ypsilanti, 48198

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Bridget Boeysik	13445 Phal Rd. GRASS LAKE, MI
Doagstanko	825 George Place #13
Gale Drines	919 Woods Rd.
Brian Quinn	3255 2252 Glenview Hill Dr
Wayne Woods	1244 E. CROSS
Kristina Collins	663 Villa Dr
Jaime Ramsey	302 Jarvis St #1
Kadijah Collins	663 Villa Dr
Steve Nangle	2110 Champagne Dr Ann Arbor MI
Hankson Zamperla	265 Brooks Dr Ann Arbor MI
Gina Thompson	943 Cass Ypsi 48197
Raphue Bell	734-883-8199
Cruiser O. Dixon	734 420-7292
Bruce Hoyer	734 730 6927 427 BALLARD
Jennifer Garcia	2653 N. Prospect 48198

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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NAME

ADDRESS

Trellis Lane
481

1000 N Huron Dr Apt 315
839 Green Rd

Myghan Melain

1529 Wisner St

Sean Hickey

124 W. Michigan Ave. #301

Kennedy R. Lee

Belleville, MI 48107, 5194 Sued

Car Stathul

1164 Oak St. 48198

Phyllis Smith

1010 Pauline 48103

Jay Williams

814 DWIGHT 48198

JAY WILLIAMS

825 GREEN #101, 48198

Matt Bringard

722 Lowell Street 48197

Kue J. Rink

206 W. Forest Ave - 2A

Nadine James

2420 Ellsworth Apt 303 48197

Cheryl A. Ford

1351 Green Apt 48198

McClary Muesels Jr

1519 Melvin St 48198

Brandon Cooper

773 Green rd 48198

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<u>NAME</u>	<u>ADDRESS</u>
<u>Artem Saakov</u>	<u>1292 Letorpe rd. 48148</u>
<u>Nick Azar</u>	<u>621 N. ADAMS 48197</u>
<u>Drumshaun Mobrey</u>	<u>3143 scenic Lake Drive</u>
<u>Patrick Knechtel</u>	<u>1800 TRAVEL RD 48105</u>
<u>Venus Black</u>	<u>716 N. River St. 48198</u>
<u>Micala Evans</u>	<u>116 Cherry ct 48198</u>
<u>Matthew Streicher</u>	<u>8914 Holland, Taylor MI 48180</u>
<u>Matt Holliday</u>	<u>722 Charles st. 48198</u>
<u>MALE</u>	<u>404 W Forst Ave 48197</u>
<u>Sean Caron</u>	<u>801 Charles St. Yps MI 48198</u>
<u>Julie Ann Long</u>	<u>801 Charles St. Yps MI 48198</u>
<u>Rylan Petret</u>	<u>414 Olive, Yps. 48197</u>
<u>Martin Innes</u>	<u>1978 Frances Way 48198</u>
<u>Tremore Moore</u>	<u>941 Terrace Ln XPSI 48198</u>
<u>Jen Bachman</u>	<u>734 N. Linn St. #3 48198</u>

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Ryan Ford	232412 Westwood
Desiree Deeper	710 Riddott Rd
Wade Buck	938 N River
Jeremy Henry	314 N Adams
Olivia Murray	314 N Adams
Amber Frazier	311 Jarvis St
Courtney Price	855 E. Clark Rd Bear
Catherine Hayes	553 Wabash Dr
Kaszy Kroske	533 Hunt place
Adam Henze	1900 E Viva
BRINNA SORCO	300 W ADAMS ST.
Autumn Smith	4523 Swiss Stone Ct
Kairen Murphy	505 N Adams
KEVIN KOLLAR	1471 Gregory St
Jason Spangler	627 N. River St #4

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NAME

ADDRESS

Eric Rudolph	522 N. Huron St.
Derek Colon	508 N. Huron St.
Nash Mass	410 N. Huron St.
Tom McKee	408 N. Huron St.
Harvey Byrne	424 N. Washington
Wendy Schmeider	210 Arcade St.
ISAAC COWAS	516 N Adams St.
Rebbie Woods	1244 E CROSS
Vessel Jones	525 JEFFERSON ST.
Velma J Jones	505 JEFFERSON ST.
Amy Mosher	716 Dwight St
Chris Muhl	629 N River
Sharon Harper	1240 E. CROSS
Am J	213 Arcade
Luke Coffey	213 Arcade

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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NAME

ADDRESS

Reginald Regue III	1821 Carol Ann Ypsilanti
Ville Valuso	341 Janis Ypsilanti, MI 48197
BreAnna Dohman	326 Jarvis Ypsi, MI 48197
Terry Morgan	1676 LeForge Ypsi MI 48198
Amanda Lopez	520 N. Huron Ypsi 48197
Joshua Johnson	326 Jarvis Ypsilanti, MI 48197
Nick McBlane	9731 Mertz Ypsilanti MI
Kurt Bahr	12 OAK ST. YPSI 48198
Latasia Wingard	972 Desoto Ave Ypsi 48198
Jeremy Ruff	972 Desoto Ave Ypsi 48198
Bob Carmichael	29 Eastcross St Ypsi
Grace Komarova	29 Eastcross St Ypsi
Gary Smith	771 Campbell St. #19 YPSI
Zak Havens	401 Holmes Rd Ypsi
TREVOR MOIT	206 W MICHIGAN AVE

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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NAME

ADDRESS

Kyle McFarland	607 N River
Kellie Trumbley	1020 Lester, Ypsi 48198
James Garfield	209 W. CROSS ST YPSI 48197
PATRICK Sloan-Turner	724 N. RIVER ST. 48198
ALEXANDRA DIETZ	623 N. ADAMS YPSILANTI 48197
Cameron Griggs	835 Forest Ct. Ypsilanti. 48198
Jorie Peterson	8648 Macarthur Blvd 48198
Chelsea Naegle	225 S Grove St. Ypsi 48198
Douglas Naegle	225 S Grove ST Ypsi 48198
Jacob Sumbak	507 N. Washington St. Ypsi 48197
Craig Olson	1809 Sheffield Dr 48198
Nick York	1298 Laramie Road
Ben Bur	707 Dwight St
	320 N Adams St #1 48197
Je. Potts	105 N. Huron

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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<u>NAME</u>	<u>ADDRESS</u>
Michelle Hetrick	508 1/2 N Huron Ypsilanti MI 48197
Michael Campbell	722 Sowell
Dorian	236 Ave line
Kelly Galos	404 N HURON #2 Ypsilanti MI 48197
Eric Spaulding	820 E. Forest Ave Ypsilanti, MI 48198
Charles Gibson	505 N Adams, Ypsilanti, Mich 48197
Robert Arbourn	2849 N DAWSON PEXDA MI 48130
JENNA BAZZEL	208 E FOREST AVE YPSILANTI, MI 48198
BRET KELLY	8410 RICKIE LN WESTLAND MI 48185
Wm Deane Waters	104-106 W. Mich Ave 48197
Hamilton Zuckerman	8152 Stamford Road 48198
Carson Cokola	211 Olive St. Apt #2
Tim Trammell	3096 international drive APT 2126A
JEFF WIERMAN	800 Hemphill
Charlotte Hall	900 Jefferson St 48197

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NAME

ADDRESS

KANSSA JONES	1429 LeForge Rd
Hunter Meyers	722 Lowell St.
Charlie McBride	720 Lowell St.
Eliaad	855 Green Rd
Savannah Vanness	504 St Johns St
Cullen Youngs	404 West Forrest
Max Simpson	31 Saracen
Kate Havers	401 Holmes Rd 48198
Felisha Chavelle	3110 Fenwick
Lucas Collins	516 St John Street
Laura Rickle	516 St Johns St.
Robert JACKSON	1233 Russell St 48198
Michael	1509 Robby Lane 48198
Thompson	7448 Oak Dr. 48197
Karen King, Jr	118 College Place Ypsi MI

PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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NAME

ADDRESS

D Hursan	213 W Forest Av
Leonida Fleming	311 Jarvis St Ypsilanti, MI
Steven Thomas	3381 Huron River
Leon Martin	402 Bedford
NATHAN DOTZ	330 MAPLE
BETHANY ROLL	317 SOUTH ST
William Busceti	720 Lowell St ATZ
Max Trombley	334 JAMES APT 209
Matthew Childress	5900 Bridge Rd
Tyler Johnson	638 N. Adams St.
Kelanda Lawyer	528 Huron
Lea Sobie	921 W Cross #2
Paul Donnelly	628 N. Prospect St.
Connor Radovich	1262 Medford Dr.
TOM MEYER	1657 Golden Lane Yps.

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NAME

ADDRESS

MICHAEL BUSTAMANTE	1820 MANCHESTER DR.
Alex Striker	508 1/2 N HURON
Rebekah Acuña	1258 LeForge Rd
Nashay Beauverd	1410 Shore
Theodore Fair	214 W Forest
Chris Oosterling	304 Jarvis St
Demetrius Jenkins	727 Green Rd Apt. 537
Jessica Martin	11749 PRISCILLA
K. Thomas	508-NORTH HURON.
Cliff Seckman	508 N. Huron
Breanna Thomas	508 1/2 Huron
Andrea Kaurin	535 Jefferson St
Johnnie Best	535T Jefferson St.
Bushie Gravan	9147 ascent dr
Betty Sims	626 N Adams st.

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

<u>NAME</u>	<u>ADDRESS</u>
Dante S. Frank	9000 MacArthur Blvd
Brandon Moore	1246 Stanford Rd
Kemal Kasaschuster	622 N. Adams
D.S. Cortell	326 Jarvis St.
Thomas James	401 E. Cross St.
David Moan	219 N Adams St
Shannon Moravec	760 Jenness St Apt 11
Jay Vlahon	819 N. Prospect Rd.
Simon A Campbell	713 Corner Ypsilanti MI
Brandon Goff	1150 W Clark Rd
Troy Gile	713 Hemphill Ypsilanti
ANNE COMBS	27 E. CROSS ST. YPSILANTI.
MONICA LESHAR	1919 SHEFFIELD DR. YPSILANTI
Aaron Apsey	959 Washtenaw Rd.
Daninger Jones	520 N. Adams 48197

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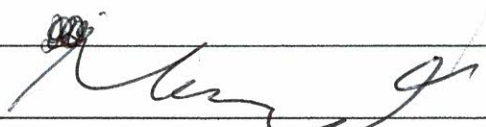
NAME

ADDRESS

Catherine Hayes
Nihal Durr
Andrew Snyder

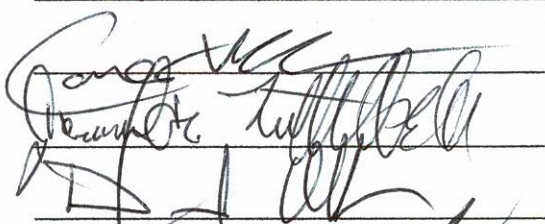
553 Woburn Dr.
518 Terrace Ln Ypsi
1702 E. Forest Ave

Heather
Mouhammad Ahmad



Tracey Pope
Monica Pope
Patrick Lulu

315 BENJAMIN DR
315 BENJAMIN DR 48198
516 N Adams St 48197



860 Starwick 48105
407 East Cross St X2
308 Maple

Vijay
Gina Sotomayor

120 N. Hamilton #3 Ypsi, 48197
518 W. Hamilton

Christine Magalister
Lori Colucci

508 Huron
505 Adams

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NAME

ADDRESS

Chris Maller

329 Jarvis St. Apt. 411 Ypsilanti, MI

Mike Keller

105 Johnson St. Ypsi

Dicky Senkewicz

2050 Lakeview Dr, Ypsi.

Corynne Miller

516 N. Hamilton

Jan Kelly

116 N. Hamilton #1

Amelie Weacher

1237 Lincolnshire A²

Michael Welchans

818 N. Prospect, Ypsi

Deanna Cemazar

818 N. Prospect Ypsi.

Josh Chornoff

1539 Mac Arthur Blvd Ypsi

K. Kunk

955 CARVER AVE Ypsi 48197

Kostas Boutsikakis

295 Jarvis St Ypsilanti

MA Boutsikakis

329 Jarvis St. Ypsilanti, Mi

Jacob Ernete

508 1/2 N. Huron St. Ypsilanti, Mi

Xavier Kimbrough

302 N. Adams 48197

Carly Radgell

329 Jarvis St 48197

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NAME

ADDRESS

Jessica Benmore	525 N Adams St. Unit 4
Chris Fry	717 Hemphill
D. Jones	917 W. Cross
J. Cassidy	2500 Lakeshore Apt A 524 Ypsilanti
DAN SOFIA	305 N HAMILTON
Joe M. M.	1415 Evelyn
J. Caputo	1431 Leforge
Bobby Ragdale	1431 Leforge
Ashah Benson	119 N Hamilton
Kim Kennedy	741 Forest Ct
Matt Craft	7574 Cross creeks Terrence, MI 48182
Darien Foley	115 Bell St.
Michael Koscielniak	621 N River, Ypsilanti, MI
MARY ELEAZAR	1252 CONCORD
LISA SAUL	818 N. Prospect

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NAME

ADDRESS

PRISCA TIDE	492 BELMONT
HERMITE MBANI	5 GREEN ROAD
BRUNO MBUISSU	GREEN ROAD
HARDING EMBEX	517 GREEN ROAD
LUCK BADI KISSIKA	809 N. HURON ST
Andrew Clark	702 Dwight
Shiloh Sanch	9215 Walnut Dr.
Deoshyanne Wallace	557 Woburn Dr
Stephanie Woodard	557 Woburn Dr
Jacob Adin Meom	704 Pearl St. Apt 2
Mr. STEPH OWEA	80 GREEN RD YPSI
Max Fraleigh	HAMILTON, YPSI
Michael Horgraw	645 Villa Drive
Lukas Collins	2070 Marble Ct
MICHAEL SLATER	302 S. WASHINGTON
Dylan Thompson	40 ^{Apt 2} E Cross St

Agenda
Planning Commission
Wednesday, 14 November 2018 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- Non-family Occupancy Cap
Public Hearing: Text Amendment



November 2018

Text Amendment
Increase in Non-family Occupancy Caps

GENERAL INFORMATION

Applicant:	City Council
Application Date:	2 October 2018
Action Requested:	Zoning Ordinance Text Amendment to changing the “three unrelated adults requirement”.
Staff Recommendation:	Approval.

BACKGROUND

On October 2, 2018, Council passed the attached resolution directing staff and Planning Commission to consider changing the “three unrelated adults” requirement within the zoning ordinance. Per this resolution, Council is requesting this change specifically in the CN and CN-Mid zoning districts, which are centrally located and largely rental.

The requested change refers to the definition of “family,” which effectively caps the number of *unrelated* persons who can reside together in a dwelling unit not within the GC, NC, HC, and MD districts at three; within those districts this cap is set at 4. This does not limit the size of *families* who can dwell together. The definition of “family” includes those related by blood, legal action, or by virtue of being a continuing, nontransient domestic unit acting as a single nonprofit housekeeping unit. Further, it allows for up to two unrelated individuals to reside in the same unit as a family.

Non-family households with more than the threshold number of occupants are de facto considered “group residence.” Group Residences/Roominghouses are permitted by right in the HHS district with up to six residents; 7 or more residents require a special use permit. Group Residences/Roominghouses in the CN district are permitted only by Special Use permit. There are many Group Residence/Roominghouse Special Use permits that have been issued in the City, as well as similar SUPs that predated the current definitions (fraternity/sorority being the most common). Please recall that Special Use Permits do not expire except in rare cases, such as medical marijuana, and they run with the land, meaning that they stay with the property even if it changes hands or occupancy changes.

CURRENT DEFINITIONS AND REGULATIONS

Family means:

- (1) One individual;
- (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with:
 - (i) No more than two domestic workers employed by the household; OR
 - (ii) No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit;
- (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the MD district and in any permitted residential uses in any corridor district the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or
- (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

Group residence means a building used as a residence by a group of persons who are not a family on a weekly or longer basis. Typical uses include cooperatives, sororities and fraternities. This definition does not include boarding houses, roominghouses or other group living more specifically defined in this Chapter, specifically any group living or care facility licensed by the State of Michigan.

Roominghouse means a building, other than a hotel or motel, bed and breakfast lodging, or inn, where for compensation or by prearrangement for definite periods of time, lodging or lodging and meals are provided for three or more unrelated persons, not living as group or household. The term "unit" as it refers to a roominghouse shall mean sleeping room, or a room which may be used as a sleeping room. (See "Sleeping room.") A boardinghouse or lodgishouse shall be deemed a roominghouse for the purposes of this chapter.

RECENT HISTORY

Group residences/roominghouses were one of the more contentious items in the 2014 zoning update, and have been historically contentious as well, at least back to the late 1970s. Recently, the Planning Commission authorized creation of a Housing Committee and charged them with the creation of a Housing Plan. This committee is currently beginning public outreach; this may be a topic for this committee to take up so that the public may have an opportunity to both provide feedback on topic as well as become informed that this item is potentially changing.

The zoning ordinance underwent a full overhaul in 2014 (effective Jan 2015). The areas in which group residences/roominghouses/etc could be permitted were expanded, in response to the public's desire to have that style of housing available, specifically in the form of co-ops, but also generally as a lower-cost alternative. Specifically, roominghouses had been permitted in R3 (similar to CN in location) as a special use, with a maximum of 6 sleeping rooms; R4 permitted them as a special use with no maximum number of sleeping rooms. In both districts, they were required to be more than 200 feet from an R1 or R2 district, as well as meet certain lot size and structure size and composition requirements. In addition, the Student Overlay zoning district permitted the location of sororities and fraternities, subject to lot size minimums, setbacks from the R2 district, and landscaping requirements. The current ordinance places no restrictions on lot or structure size beyond standard minimums, and do not dictate structure composition beyond adherence to building code.

The definition of “family,” however, is relatively unchanged from the pre-2015 ordinance.

2014	current
<i>Family</i> means: (1) One individual; (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with: a. No more than two <i>servants</i> of the principal occupants; b. No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit; (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the <i>R4 district and in any permitted residential uses in any commercial or manufacturing district</i> the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.	Family means: (1) One individual; (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with: (i) No more than two <i>domestic workers</i> employed by the household; OR (ii) No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit; (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the <i>MD district and in any permitted residential uses in any corridor district</i> the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

OUR NEIGHBORS

Ann Arbor

Family. An individual or group of individuals occupying a dwelling unit as a single housekeeping unit in accordance with the standards of section 5:7.

Rooming house. A building, other than a hotel or dormitory, where for compensation and by prearrangement for definite periods, lodging is provided for more than 3 roomers.

(https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances?nodeId=TITVZOPL_CH55ZO_ARTIINGE_5_1DE)

5:7. - Residential occupancy.

- (1) *Intent.* This section is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The city finds that occupancy limits are needed to provide density control; preserve and enhance residential neighborhoods as stable, quiet places for citizens to live and raise children; protect safety and welfare; and maintain property values. Such limits are also needed to insure that there are adequate public and private facilities including adequate offstreet parking, utilities, and adequate lot size to accommodate the residents of each dwelling unit without impairing the character of the neighborhood. The city also finds there are a number of residential living arrangements other than the traditional biological family arrangement. This section is intended also to accommodate those alternative living arrangements.
- (2) A dwelling unit may not be occupied by more persons than 1 of the following family living arrangements:
 - (a) One or more persons related by blood, marriage, adoption or guardianship living as a single housekeeping unit, in all districts.
 - (b) Four persons plus their offspring living as a single housekeeping unit, in all districts.
 - (c) Six persons living as a single housekeeping unit in R4 districts.
 - (d) A functional family living as a single housekeeping unit which has received a special exception use permit pursuant to [section 5:104](#).
- (3) In this section, offspring means descendants, including natural offspring, adopted children, foster child and legal wards.
- (4) In this section, functional family means a group of people plus their offspring, having a relationship which is functionally equivalent to a family. The relationship must be of a permanent and distinct character with a demonstrable and recognizable bond characteristic of a cohesive unit. Functional family does not include any society, club, fraternity, sorority, association, lodge, organization or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary.
- (5) In addition to the standards of [section 5:104](#), a permit for a functional family is subject to the following standards and regulations:
 - (a) It must meet the definition of this section.
 - (b) Two offstreet parking spaces must be provided. Additional parking spaces may be required by the Planning Commission if any of the following conditions are met:
 - i. The property is located more than 300 feet from a bus stop.
 - ii. Street parking available for visitor parking is limited.
 - iii. The petitioner intends to park more than 2 vehicles regularly on the site and there is limited area available for tandem parking in a driveway.In order for the Planning Commission to determine if adequate parking will be provided, the petitioner must submit a plan indicating the location of proposed offstreet parking and an analysis of public

parking and transit facilities provided within a 300-foot radius of the parcel.

The Planning Commission may defer the provision of up to 40% of the required spaces if shown on the approved plan for the permit. If the building official determines that some or all of the deferred parking spaces are needed, these spaces must be installed. Any person aggrieved by the building official's determination may appeal as provided in [section 5:97](#) of [Chapter 55](#) of this Code.

- (c) The permit shall apply only to the functional family type which obtained the permit and shall be limited to the number of persons specified in the permit.
- (d) There is a contact person who will act as head of household in relating to the city.
- (6) The Zoning Board of Appeals may grant a variance from the standards of this section if it is reasonably necessary to give a handicapped person (as defined in 42 USC Section 3602) equal opportunity to use and enjoy a dwelling.
- (7) The occupancy limits of this section do not apply to rooming or boarding houses, fraternity or sorority houses, student cooperatives, emergency shelters, or convalescent homes.

https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances?nodeId=TITVZOPL_CH55ZO_ARTIIUSRE_5_7REOC

To sum up: in Ann Arbor, a group of five or more adults, if not related by blood or law, would have to apply for a Special Exception Use (same process and type of permit as our Special Use, requiring public notice and public hearing) to be declared a “functional family;” a functional family also is subject to different parking standards and must not change “type.” What a “type” is, is unspecified in the ordinance.

Co-ops, roominghouses, frats/sororities, etc, are defined separately; they are permitted in the downtown districts (equivalent to our Center district), R4A, B, C, D, & E (multiple family dwelling districts); by special exception use in R2B (two family dwelling district and student housing district). The closest City equivalent to these districts would be CN and MD.

In Ypsilanti, a “functional family” determination is an administrative decision, which may be appealed to the Zoning Board of Appeals. It is the current practice to require an affidavit stating that the group is a family. In the past, planners have checked leases. Generally, these inquiries are in response to neighbor complaints, but are sometimes borne out of rental housing inspections which reveal an unusually high number of occupants.

Ypsi Township

Family:

1. A single individual or a number of individuals domiciled together whose relationship is of a continuing nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit, related by the bonds of consanguinity, marriage, or adoption, together with servants of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling.
2. The functional equivalent of the domestic family, that is, persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family, with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. This definition shall not include any rooming house, society, club, fraternity, sorority, association, lodge, coterie organization or group whose association is temporary or seasonal in character or nature. For the purposes of enforcement, it is presumed that a functional equivalent of a domestic family is limited to six or fewer persons.

Rooming house: A residential building where rooms or suites of rooms are rented, for compensation whether under a written lease or not, by arrangement for definite periods, where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include hotels, motels, apartment houses, tourist homes, one-family dwellings, two- and multi-family dwellings or fraternity and sorority houses.

[https://library.municode.com/mi/ypsilanti_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTIICOLADE_S201DE](https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co.)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTIICOLADE_S201DE)

Although roominghouses are defined, they do not appear elsewhere in Ypsi Township's ordinance. It would not be unreasonable to assume that they do not permit them. It would appear that although roominghouses (and similar group residences) are not permitted, "functional families" are permitted with up to six people, and not permitted with more. Note: It is very possible that this has been interpreted by Ypsilanti Township as meaning that they permit/do not enforce on group living arrangements with 6 or fewer people; in Ypsilanti City, we permit/do not enforce on group living arrangements with 3 or 4 people, depending on their zoning district. In the chart below, we have taken the most conservative approach to interpreting their ordinance.

	<i>Ypsi City</i>	<i>Ann Arbor</i>	<i>Ypsi Township</i>
Family by blood or law	No cap, + 2 unrelateds	No cap	No cap, +1 unrelated
Functional family	No cap, administrative decision	No cap, Special Exception Use	Capped at 6
Non –family occupancy (most restrictive zoning district)	3	4	Not permitted/6
Non-family occupancy (least restrictive zoning district)	4	6	Not permitted/6
Roominghouse/group residence by right	HHS: up to 6	downtown districts (equivalent to our Center district), R4A, B, C, D, & E (multiple family dwelling districts)	Not permitted/6
Roominghouse/group residence with Special Use	HHS: more than 6 CN (no cap)	R2B (two family dwelling district and student housing district)	Not permitted

SYNTHESIS

The neighboring communities seem to have a cap of non-family occupancy at 6. This aligns with the State licensing for family day care homes and adult foster care homes; both cap number of parties under care at 6. It would be possible to modify CN to permit for by-right roominghouses/group residences up to 6, with larger roominghouses/group residences still requiring a special use permit; likewise, it may be possible to permit roominghouses/group residences with up to 6 residents with a special use permit in CN-Mid. It would be advisable, however, to limit both of these to occupying single-family homes; the City does have some "roominghouses" that are simply larger units in a multifamily building. These are leftovers, generally, from the first City housing boom in the 1940s, and generally constructed to be aligned with the minimum standards for habitability at the time. As they are one "unit" in a larger building, they are generally very challenging to update to today's standards.

It might also be possible to raise the non-family occupancy limit to 4 across the board, rather than only in specific zoning districts. However, as noted previously, this can be a contentious topic and should be referred to the Housing Committee for further review, so that any ordinance adopted is sustainable and consistent with the goals and wishes of the community.

MASTER PLAN**page 6**

The Guiding Values are used to guide policy and ordinance decisions. Staff believes that the following three are likely the most applicable to this discussion.

Safety comes first. The City is dedicated to being a secure place to live, study, work, visit, and play. While budgets for safety services are separate from the Master Plan, decisions about land use, housing, transportation, equity and sustainability should protect and enhance safety.

Ensuring that it is possible to provide safe living spaces is important. In this context, safe means not only “safe from crime,” but also “safe from hazards,” such as fire, mold, and other risks associated with the older buildings that make up Ypsilanti’s housing stock.

Diversity is our strength. Ypsilanti is a multicultural city with people from different races, sexual orientations, incomes, and walks of life. The ability to be who you are attracts people to Ypsilanti. In decisions, the City will ask how actions welcome, provide opportunity for and sustain its diverse population.

A diverse housing stock welcomes a diversity of residents. Ypsilanti already has a relatively diverse housing stock, this may increase the number of households with non-family co-occupants. A building may be easily converted from a single-family home to a roominghouse; it is, in some cases, an economical way to house several adults.

We can only achieve our vision by building a community amongst ourselves and with our neighbors. Relationships are the key to success. While each group and neighborhood needs space for themselves, the City thrives when we work together. The community includes not only those who live in the City, but those who work and study here and own businesses as well as Ypsilanti Community Schools, neighboring municipalities, the City of Ann Arbor and Washtenaw County.

As you can see from the difference between Ann Arbor, Ypsilanti City, and Ypsilanti Township, there is a vast spectrum of ways to address non-family co-occupancy, even in the relatively small geographic area that is Washtenaw County. The fact that each community has chosen a different way – and different occupancy levels and notification requirements despite sharing, essentially, similar populations – speaks to the potentially divisive nature of this topic. Although some zoning text amendments are simple and straightforward, this one has potential to be highly controversial. Staff recommends that Planning Commission await the recommendations from the Housing Committee, as the Housing Committee is in the process of doing research and planning outreach regarding recommendations

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 welcomes additional population. This would not substantially change the existing housing stock.
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric, this action maintains, and has the potential to create, homes for additional people. Although it is notable that Ypsilanti’s current regulations generally provide a more permissive regulatory environment than our neighbors, there is a regional housing shortage at all levels; additional housing at all price points and types will be needed to address this shortage.

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

This amendment could affect all districts in which housing is permitted, that is, all except PMD and Parks.

(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 could potentially allow more individuals the ability to find a home in Ypsilanti. This is not inconsistent with the aim of the ordinance. This could increase diversity; it could provide stable housing to many; urban living is generally preferable from a sustainability standpoint to living in suburban or rural areas; more people in Ypsilanti would support transit, and be supported by it; and more people are both more customers and more workers for local businesses.

However, the wording of the particular request- to increase non-family co-occupancy in CN and CN-Mid, in particular- would increase non-family co-occupancy in an area which already has a large number of non-family co-occupants. The City, historically, has tended to spread out polarizing uses, requiring buffers for roominghouses, supportive housing, adult regulated uses, medical marijuana, outdoor cooking, outdoor cafes, and more. In light of the Housing Plan process, staff believes it worth having a larger conversation about non-family co-occupancy in general, not only in these two districts.

(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 may increase the population of the City, and its density, slightly. This would support transit and be supported by it. This would also provide a greater customer and worker base for local businesses.

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

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

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

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City. Increased population density in urban areas, broadly speaking, supports sustainability goals.

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

The proposed change to the zoning ordinance could help provide more homes to more Ypsilantians.

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

There was not an error or omission in the original text.

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

This change would be in reaction to the increasing need for housing of all types in Washtenaw County as a whole, and in areas accessible to transit and walkable resources in particular.

(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.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend that the Housing Committee examine this issue as part of its charge to draft a Housing Plan.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File



As Amended
Resolution No. 2018-253
October 2, 2018

Resolution directing staff to proceed with an application for a zoning text amendment to change the non-family occupancy caps in single-family homes in the CN and CN-Mid zoning districts

Whereas Ypsilanti has a diverse housing population including approximately 65% of rental and apartment dwellings, and

Whereas Ypsilanti is seeking ways to address increasing demand and costs for housing, and

Whereas Rental Housing is at 95% or higher capacity for much of the year, and

Whereas, apartment tenants are limited to 3 unrelated adults in our current zoning, and

Whereas, this language is restrictive in some cases depending on the number of bedrooms to a dwelling, and

Whereas, CN and CN-Mid zones are primarily rental properties and encompasses a wide range of numbers of bedrooms, and

Whereas CN and CN-Mid would gain the most benefit from this change allowing for more people in some apartments than is currently available,

Whereas this change does not allow an apartment to have more residents in one dwelling than is appropriate,

Therefore be it Resolved that the City Council of the City of Ypsilanti directs the Planning Commission to consider changing the 'three unrelated adult's requirement'

OFFERED BY: Council Member Bashert

SUPPORTED BY: Council Member Murdock

YES: 6 NO: 0 ABSENT: 1 (Edmonds) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2018-253 as passed by the Ypsilanti City Council, at their meeting held on October 2, 2018.

Frances McMullan, City Clerk

**PLANNING COMMISSION
MEETING MINUTES
October 17, 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, M. Simmons
H. Jugenitz

Absent: T. Dennis (Excused) J. McGadney (excused)

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

III. APPROVAL OF MINUTES

Commissioner P. Hollifield moved to approve the minutes of September 19, 2018 with correction as noted (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 937 Monroe St – Group Child Care Home

Staff presentation was made by City Planner Wessler, who stated that this is a request for a change from a childcare center to a group home for child care. This 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 childcare homes serving 6-12 children are a permitted special land use within this district.

Staff is recommending approval without any conditions above and beyond the standard which states they must be registered by the State or Social Services or applicable department. Must comply with minimum state standard for such facilities. Also requires 600 ft of outdoor recreation area as required by the state. Must comply with Sec 122-521 for group daycare homes and child care centers.

Commissioner Hollifield moved to open the public hearing (Support: J. Talaga) and the motion carried.

Since there was no public comments and the applicant was not in attendance – a motion was made by Commissioner Hollifield to close the public portion of the hearing (Support: J. Talaga) and the motion carried.

Sasha Eddins, 937 Monroe St – Both she and her mother have had the center for 18 years. Her mom has now passed and the ratio required to have 30 kids would be more than she could handle to run the business by herself.

None of the board members had any problems with this request.

Commissioner Talaga moved that the Planning Commission approve the Special Use for the group child care home at 937 Monroe with the following findings, and conditions:

Findings: The application substantially complies with Sec 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 must comply with Sec. 122-521.

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

Commissioner Jugenitz moved that the Planning Commission approve the Special Use Permit for the group child care home at 937 Monroe with the following findings and conditions:

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

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

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

2. Accessory Building Height Increase

City Planner Wessler stated that an application had been received to amend the zoning ordinance 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 is recommending approval. The applicant, when researching some improvements to their property, came across the restriction that we have currently in our zoning ordinance that limits the height of detached accessory buildings to 15'. This would preclude the placement of any second story or any livable second story space on any detached building. As the square footage of detached accessory structures is capped, in this particular district, at 800 sq. ft, the applicant is interested in putting an accessory dwelling unit on the

second story of a garage, and further believes that this is something that is important to have as an option for accessory dwelling units. The applicant worked with staff to develop the proposed language change. A couple of our zoning districts HC, CN and CN-mid permit accessory dwelling units so this precludes ACU's on garages. If you wanted to have one, you would have to choose between a garage or an ADCU which is the problem this applicant ran into.

We received some feedback from a former city planner, Richard Murphy, who stated that there was an overlay historic district that was in place from the mid-90's to 2013 which allowed 25' tall detached structures which was then the Historic Overlay District which is now the Historic District so there is definitely a precedent for allowing taller structures locally. They would also have to go to the Historic District Commission for their approval. Staff recommends approval with some modification to wording, explaining more in detail about the peak of the structure.

Some questions regarding highest point were discussed by board members. Ms. Wessler stated that we are not changing the definition.

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

Since there were no public comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: M. Simmons) and the motion carried unanimously.

Commissioner Jugenitz moved that the Planning Commission recommended to City Council approval of amending the text of the Zoning Ordinance in the following manner:

- Updating Sec122-466 (mansion), Sec122-467 (estate), Sec122-468 (house), Sec 122-469 (cottage), subsection N to read "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"
- And appending "except where otherwise noted" to Sec122-651(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 conformities.

The motion was support by Commissioner Simmons. A roll call vote was taken and carried 5:1. Commissioner Hollifield opposed.

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. AUDIENCE PARTICIPATION

Commissioner moved to re-open the audience participation (Support: J. Donnelly) and the motion carried unanimously.

Nathan Phillips, 509 N. Washington, #2, Ypsilanti – asked to speak on medical marijuana. Lived here for 12 years – his wife had cancer and passed away two years ago. At the time what kept them going was the use of medical marijuana. He is sober for 30+ years then started smoking marijuana and took it as a sacrament but because of Section 8, he cannot have the medical marijuana. He has treaty rights and has rights to health – he is a Viet Nam veteran – that's why he was Section 8 and could get medical marijuana but his wife could not. He would like the City to provide a spiritual center to take medical marijuana or a church where he can give it away to help people. He wants to find a place for him and indigenous community. He wondered if there is an empty building in the city that could be used for people that are in need.

Commissioner Dunwoodie thanked the applicant for sharing his feelings. City Planner added that the city does not have a location that could be used for this purpose.

VIII. NEW BUSINESS

None

IX. FUTURE BUSINESS DISCUSSION/UPDATES

Application for 534 N. Huron – they have amended their plans and are re-applying. They will be appearing at the next Zoning Board of Appeals meeting.

X. COMMITTEE REPORTS

1. Non-motorized Committee Report

Commissioner Talaga stated that he is working on the report and hopes to get it finished this weekend. Copies of the September minutes were included in the packet.

2. Master Plan – Housing Affordability/Access subcommittee report

Commissioner Jugenitz stated that they are moving into a new phase. They have completed their first run at quantifying the situation with respect to housing affordability and acceptability. They have formed some new sub groups in order to move forward with public engagement and also some strategy for addressing the issues that we see. One of the things they will be doing soon is a survey – paper based format –that will be put in library and other local places that get lots of foot traffic as well as on-line. It will just supplement the data review that they have already done – instead of asking people questions we already have from the data but more how affordability, etc. impacts their daily life or what kind of housing preferences they see in the next few years that the city is not set up to accommodate – different kinds of housing stocks, etc. We are also looking at supplemental activities, one of which is a series of phone interviews with local landlords to get their perspective on affordability, etc. They also look forward to holding some input sessions.

XI. ADJOURNMENT

Since there was no further business, Commissioner Hollifield moved to adjourn the meeting (Support: H. Jugenitz) and the motion carried unanimously. The meeting adjourned at 7:45 pm.

Agenda
Planning Commission
Wednesday, 14 November 2018 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- 534, 530, 528 N Huron St: The Keg
Public Hearing: Special Use and Site Plan



November 2018

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

GENERAL INFORMATION

Applicant:	Joseph S Novitsky (architect for Tom Tamou) 3856 Twelve Mile Berkley, MI 48072
Project:	Keg Party Store
Application Date:	October 17, 2018
Location:	Southeast corner of N Huron and W Forest
Zoning:	NC-Neighborhood Corridor
Action Requested:	Approval of site plan and special use for the expansion of a food store with the sale of alcohol, less than 15,000 sf
Staff Recommendation:	Conditional approval

PROJECT AND SITE DESCRIPTION

The total for the three parcels is 0.434 acres; this includes 528 N Huron, 530 N Huron and 534 N Huron St addresses, parcels # 11-11-40-105-022, 11-11-40-105-021 and 11-11-40-105-029 with frontage on N Huron and W Forest. There is an existing ~1,200 square foot commercial building at 530 N Huron that partially encroaches on the 528 N Huron parcel and a ~2,700 square foot commercial building on the 534 N Huron parcel. The parking lot is to the south of 534 N Huron with approximately 19 spaces. There are three curb cuts for access, two on N Huron and one on W Forest. No special use permits have been granted for these properties; they have been operating in their current configuration since the 1940s, with the main building being constructed in approximately 1919. Setback variances have been approved for the main building's footprint, and to expand that footprint along the existing setback lines.

Neighborhood Corridor allows for a food store with the sale of alcohol, less than 15,000 square feet, after approval as a special land use. The plans submitted propose a 3,518 square foot addition to the existing ~3,000 square foot building for a total of 6,230 square feet at the northwest corner of the property, with a demolition of the existing structure at 530 N Huron. Parking is proposed to the south of the structure with 20 parking spaces, 1 of which indicated as an accessible parking space. The existing northern curb cut on N Huron St will be eliminated and the existing southern curb cut on N

Huron St will be moved southward. The three parcels will need to be combined, as a parking lot cannot be a principal use of a lot.

Figure 1: Subject Site Location



Figure 2: Site Aerial (2015)



Figure 3: Google image of site-looking southeast



Figure 4: Google image of site-looking north east from N Huron**Figure 5: Land Use and Zoning of Surrounding Area**

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

SPECIAL USE: CRITERIA AND REVIEW**§122-324(b)**

- (1) *The proposed use conforms with all the provisions and requirements of this chapter, including site plan or sketch plan review standards, as applicable, and the applicable site development standards for the specific use, as well as the spirit and intent of this chapter and the Master Plan. The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land. Height, location and size of buildings shall be compatible with uses and buildings on adjacent properties. The intensity of the proposed use, such as volume, frequency and times of operation, and its compatibility shall be considered. If nonconformities are present, all reasonable effort has been made to eliminate them.*

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

the proposed special use will increase. The times of operation have not been discussed, but are not expected to change, currently 9a to 1a; the Planning Commission may place reasonable restrictions on hours of operation to ensure compatibility with the surrounding area.

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

COMMENTS: The proposed use is the same as what currently exists on the site; it is an expansion of the use and as such it is not expected to be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, and property or public welfare. Historically, houses have always been surrounded by commercial properties in the City, and vice versa. Noise, odor, smoke and potential contamination of air, soil and water and its potential effect on neighboring uses, persons and property, as well as public welfare should not be affected.

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

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

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

COMMENTS: The proposed use is a potential employer, and is conveniently located to bus transit as well as local roads. The property has a walk score of 78 (very walkable) and a transit score of 41 (some transit). WE anticipate a slight uptick in traffic overall, both via car and via foot or bike, but still well within the capacity of the site to handle.

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

COMMENTS: None are anticipated at this time.

CONDITIONS OF APPROVAL**§122-326**

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

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

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

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

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

REQUIREMENTS**§122-311(b)**

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

Figure 6: Requirements

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

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

ORDINANCE REFERENCE	REQUIRED		EXISTING CONDITIONS	PROPOSED
Street setback (front or side) ft	Min 5	Max 15	W Forest: ~1' N Huron: ~0'	Meets requirements. Variance granted in May 2018.
Side setback ft	Min 0	Max -	31' – 35'	Meets
Rear setback ft	Min 15 (25 if adjacent to existing SF)	Max -	~73'	Meets
Frontage buildout %	Min 50	Max 100	~70%	Meets
Height stories	Min 1	Max 1	1 (@17.6')	Meets
PARKING PROVISIONS	Location: Side, street side and rear yard		Street side and rear yards	Meets
PRIVATE FRONTAGES	Required: Commercial		W Forest: none N Huron: partial	Entrance is on the south-west corner of the building, similarly configured to the current. A variance has been applied for.
Distance between openings (ft)	Min -	Max 2	N Huron: 2.5' to 24.5'	Does not meet; a variance has been applied for.
Door recess (ft)	Min -	Max 5	not indicated on plans	Does not meet; a variance has been applied for.
Ground floor transparency (%)	Min 60	Max -	W Forest: 0% N Huron: 56/1728=3%	Does not meet; a variance has been applied for.
Height to bottom of window (ft)	Min -	Max 2.5	6'	Does not meet; a variance has been applied for.
Yard requirements	Must be landscaped/pervious, with a path at least 6' wide connecting the building entrance to the sidewalk			Path provided.

Items to be Addressed:

1. Applicant to combine the three subject parcels.
2. Any approval must be conditional upon variance approvals.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

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

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

Items to be Addressed: 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."

Proposed access points for vehicles are at the southern end of the property on N Huron and the eastern end of the W Forest side. Bikes and pedestrians can also access the site via the curb cuts and the sidewalks on W Forest and N Huron; the sidewalks surrounding the structure appear to be in good condition. The proposed internal walkway to the south of the building is approximately 7' wide, with bollards on the south side of that walk, reducing the clear span to approximately 6'. The walkway to the east of the building does not run the full length of the building; it does, however, run to the generator and a door immediately south of the generator. A bus stop for AAATA route 3 stops just to the northwest in front of 202 W Forest. Covered bike parking is indicated at the southeast section of the lot, adjacent to the dumpster enclosure, and will probably see little use as it is about 125' from the entrance. Staff recommends relocation of this to an area closer to the entrance, perhaps the south-easternmost vehicle parking space, as this space would be challenging for cars from Huron to access, but easy for bicyclists to access.

Figure 7: Site access, traffic and parking

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-607 Building entrances	No principal building can be placed on a lot unless the building is situated in such a manner that the front entry into the building faces the street to which the property is addressed.		A variance has been applied for which, if granted, would permit the 45° angled entrance.
NC: §122-670 CIRCULATION STANDARDS	CN, C, HC, NC, GC, HHS: Sites <3 acres: circulation plan to ID potential cross and joint access to adjacent parcels Sites >3 acres: block plan		None included with plans, not required by staff due to site limitations.
§122-685 PARKING Dimensions	• 9'x18' minimum, exceptions if adjacent to wall or overhang provided • May have 20% small car (8'x16', signed) • May have 10% motorcycle (5x8', signed)		• 9'x18' parking dimensions proposed, meets
§122-685 BARRIER FREE	Barrier free parking spaces must be provided in accordance with the state barrier free design requirements.		Provided.
§122-683 Access	5' walkway from parking lot to parks, commercial, transit, walkways, institutions; raised/marked crosswalks within parking lot		A full walkway is not proposed for east side of the building. Applicant to consider painting a walkway in this drive, and/or mounting a "watch for pedestrians" warning sign.
	Ingress & Egress • Aligned across ROW, or offset by 25' • >50' from intersection • 20'-30' driveway		• Meets • N Huron: 125' and W Forest: 70', meets • N Huron: 25' and W Forest: 24', meets
	Internal Maneuvering	Minimum of 10' in width	24' – 28', meets

	Surfacing	durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff		Meets, pavement cross-sections provided.
	Drainage	graded and drained to public storm sewers		Shown; meets.
	Setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot		~ 2' from the lot to the south; waiver requested due to provision of screening fence and paved, curb & gutter parking lot.
	Striping	outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code		Meets
	Wheel Stops	Wheels stops or curbing must be provided		Curbing provided, meets
	Lighting	parking and loading facilities utilized during night-time hours shall be artificially illuminated and meet requirements in 122-609		Photometric and lighting plan provided, see below for more detail
§122-684	Screening & Landscaping (internal)	1 tree per 8 spaces		None shown.
		1 landscape island for each 16 spaces		N/A
		Islands w trees: 9' wide min and 160' sf Islands w 5' min walkway: 11' wide min Islands: curbed or used for stormwater		No trees indicated
		All aisle-ends & corners protected w curbed island		Meets
		3' between curb and planting (5' if vehicle overhang)		No plantings indicated
	Screening & Landscaping (perimeter)	Screened in accordance with 634 if abutting R1, MD, CN, CN-Mid, CN-SF		6' high privacy fence shown at areas requiring screening.
		3'-4' screen 80% opacity where visible from ROW		Does not meet; grass only shown in areas adjacent to Huron ROW

		Landscaped areas, walls, structures, walks- must be protected by curbing		Meets, no landscaping indicated on plans
§122-691	Motor spaces	Other retail uses: 1/250sf area Plus Restaurant: 1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift	Total floor area: ~3,750 sf =15 Number of employees on largest shift: 2 Total required: 17	20 proposed, including one accessible space. This is precisely 120% of the requirement.
§122-693	Bicycle spaces	1 per 5 motor spaces, minimum of 2		4 required, 8 covered proposed
§122-692	Parking discounts	Transit		115' to closest bus stop, n/a
		Alternative Vehicles		None proposed
		Bicycle		Shower provided. Covered bike parking provided. Parking may be discounted up to five spaces.
		PC discretion, special circumstances not listed above		Not needed.
§122-672	SIDEWALKS	provide a sidewalk or shared-use path		5' sidewalks already exist in the ROW and appear in good condition
§122-675	TRAFFIC VISIBILITY	Maintain shrubs/other obstructions lower than 30" and trees/other obstructions higher than 8': At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway At intersection: within a 25' x 25' triangle formed by an extension of the property lines, as measured from the pavement edges.		No landscaping other than grass is shown. Existing building within the traffic visibility triangle; existing nonconforming. Note that this is at a signal-controlled intersection. Fence along east side and south sides of property to be modified in accordance with visibility standards.
§122-695	Off-street loading	Commercial-5,000 – 19,999=1 space at 10' x 50'		Provided on east side of building.

Items to be Addressed:

1. Any approval must be conditional upon variance approvals.
2. Waiver requested from 122-683(h) due to provision of screening fence and presence of curb & gutter.
3. Applicant to provide 3 trees on-site, or mark existing trees to remain to meet the requirements of 122-684(b)(1).
4. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW, per 122-684(c)(2).
5. Applicant to consider relocating bike parking to south-easternmost vehicle parking space, to make bicycle parking more accessible and visible to site visitors.
6. Applicant to mark a pedestrian walkway in eastern drive &/or to provide signage advising drivers to watch for pedestrians, as a raised walkway cannot be provided at this location.
7. Applicant to modify fence along east side and south sides of property in accordance with visibility standards.

ENGINEERING & STORMWATER

§122-311(f), §122-311(g)

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

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

Items to be Addressed: An updated review letter has not been provided at this time. Applicant appears to have addressed many of the concerns outlined in the April review letter. No issues anticipated.

SCREENING

§122-311(h)

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

Figure 8: Screening

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-609 Lighting	• Dark Sky compliant; may be full cutoff where affecting residential uses • not >0.5 fc @ lot line • not >16'in height • not < 0.3 fc		Meets Note: covered bike parking, due to the cover, will be very poorly lit at the location adjacent to the dumpster.

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-608 Refuse Containers	masonry enclosure 1' taller than dumpster (no less than 6'), in rear yard, 80% opaque swing door, on a concrete pad		Meets
§122-631 Landscape plan			Landscaping shown on site plan.
§122-634 Screening Between Land Uses <i>if conflicting use</i>	visual buffer of at least 80% opacity and 6' height		6' privacy fence shown at perimeter.
§122-636 Street Trees	1 tree per 30' of lineal frontage, centered between sidewalk and back of curb: N Huron: $170'/30' = 6$ trees		No street trees are provided on W Forest frontage due to space constraints. Waiver requested. 4 street trees may be possible on N Huron, waiver for the remaining 2 requested due to space constraints.
§122-638 Site Landscaping	10%		Meets.
§122-640 Exterior Electrical	Screen when visible from any primary visual exposure area		Screened by building
§122-632 Landscape Elements	Quality, composition, berms, spacing, species		Street trees are shown, but species are not noted. Grass/annual bed shown, but no information about mix. Applicant to provide additional information.
	Credit for existing vegetation		None
§122-633 (d)(e) Maintenance	Readily available and acceptable water supply; may install underground sprinkler system or hand-water/gator bag		Applicant to indicate maintenance plan on the landscape plan

ORDINANCE REFERENCE	REQUIRED	EXISTING CONDITIONS	PROPOSED
§122-635 Fencing, hedges, walls, berms	NC front and street side yard- no more than 6' in height side and rear yards – max 10'		n/a

Items to be Addressed:

1. Applicant to consider relocating covered bike parking due to lighting issues.
2. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for up to 3 trees on N Huron.
3. Applicant to provide three to four street trees on the N Huron St side of the property.
4. Applicant to provide more information about the plant material proposed.

PHASING

§122-311(i)

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

Phasing is not indicated on the plans.

OTHER DEPARTMENT AND AGENCY APPROVALS

§122-311(j)

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

HISTORIC DISTRICT

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

DEPARTMENT OF PUBLIC SERVICES

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

FIRE DEPARTMENT

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

MASTER PLAN CONSIDERATIONS

§122-311(k)

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

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

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

STAFF RECOMMENDATIONS: SPECIAL USE

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

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends the Planning Commission **approve** the Site Plan for Party Store Expansion at 534 N Huron, subject to the ZBA review of the variance from the street side setback on the N Huron frontage and HDC review of the demolition of 530 N Huron, with the following findings, waivers, and conditions:

Findings:

The applicant is legally eligible to apply for site plan review, and all required information has been provided under 122-311(a).

Waivers:

1. Waiver requested from 122-683(h) due to provision of screening fence and presence of curb & gutter.
2. Waiver requested from 122-636, Street Trees, due to lack of available space on W Forest and for up to 3 trees on N Huron.

Conditions:

1. Applicant to combine the three subject parcels.
2. Applicant to provide 3 trees on-site, or mark existing trees to remain to meet the requirements of 122-684(b)(1).
3. Applicant to provide a 3'-4' screen at 80% opacity where the parking lot is visible from ROW, per 122-684(c)(2).
4. Applicant to consider relocating bike parking to south-easternmost vehicle parking space, to make bicycle parking more accessible and visible to site visitors, as well to ensure adequate lighting is available.
5. Applicant to mark a pedestrian walkway in eastern drive &/or to provide signage advising drivers to watch for pedestrians, as a raised walkway cannot be provided at this location.
6. Applicant to modify fence along east side and south sides of property in accordance with visibility standards.
7. Applicant to provide three to four street trees on the N Huron St side of the property.
8. Applicant to provide more information about the plant material proposed.

Bonnie Wessler
City Planner, Community & Economic Development Department

CC File
 Applicant
 Architect: JSN AIA

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE M.B.C. 2015 BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
2. THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODE(S), THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
3. MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/ OR DURING OCCUPANCY SHALL NOT BE USED ON THIS PROJECT.
4. ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
5. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
6. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
7. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
8. PROVIDE FACTORY GLAZING IN CONFORMANCE WITH CODE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
10. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
11. FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 3,000 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT /DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
12. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
13. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3,000 P.S.I./I FOR FOUNDATION WORK AND FLOOR SLABS WITH 4,000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KSI, ASTM #42.
14. STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
15. THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION NOR FOR THE SAFETY OF THE JOBSITE AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR.
16. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: 1ø: PHONE, ELEC, GAS, WATER, AND SEWER.
17. LIGHT GAUGE STEEL FRAMING TO CONFORM TO ASTM SPECIFICATIONS SPECIFIED.
18. SUPPORT ALL ELECTRICAL EQUIPMENT & WIRING, INCLUDING LOW VOLTAGE WIRING, IN ACCORDANCE WITH ARTICLE 300-II AND ARTICLES 125 THROUGH 330 OF THE NEC.

CHAPTER - 5 USE AND OCCUPANCY CLASSIFICATION
3021 CLASSIFICATION
USE GROUP(S): M1 (MERCANTILE)

CHAPTER - 5 GENERAL BUILDING HEIGHTS AND AREAS
SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.

CHAPTER - 6 TYPE(S) OF CONSTRUCTION
TYPE V-B (5-B), SPRINKLERED

CHAPTER - 7 FIRE AND SMOKE PROTECTIVE FEATURES
FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.

CHAPTER - 8 INTERIOR FINISHES
ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.3. CLASS 'C' FOR INTERIOR ROOFS, 4 CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOFS.

CHAPTER - 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD FOR PROPOSED USE(S) (TABLE 1004.2)
M1 USE: 2,422 S.F. STORAGE/ STOCK AREA * 1/300 GROSS = 8 OCCUPANT(S).
3,812 S.F. RETAIL AREA * 1/60 GROSS = 63 OCCUPANT(S)
TOTAL = 71 OCCUPANT(S)

DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO A0 BARRIER FREE REQUIREMENTS.

MEANS OF EGRESS REQUIREMENTS FOR THE EXISTING BUILDING TO REMAIN HAVE BEEN MET BOTH WITHIN THE EXISTING SPACE(S) AND HAVE BEEN DETERMINED TO BE ADEQUATE AS PART OF THE ORIGINAL PERMIT APPROVAL.

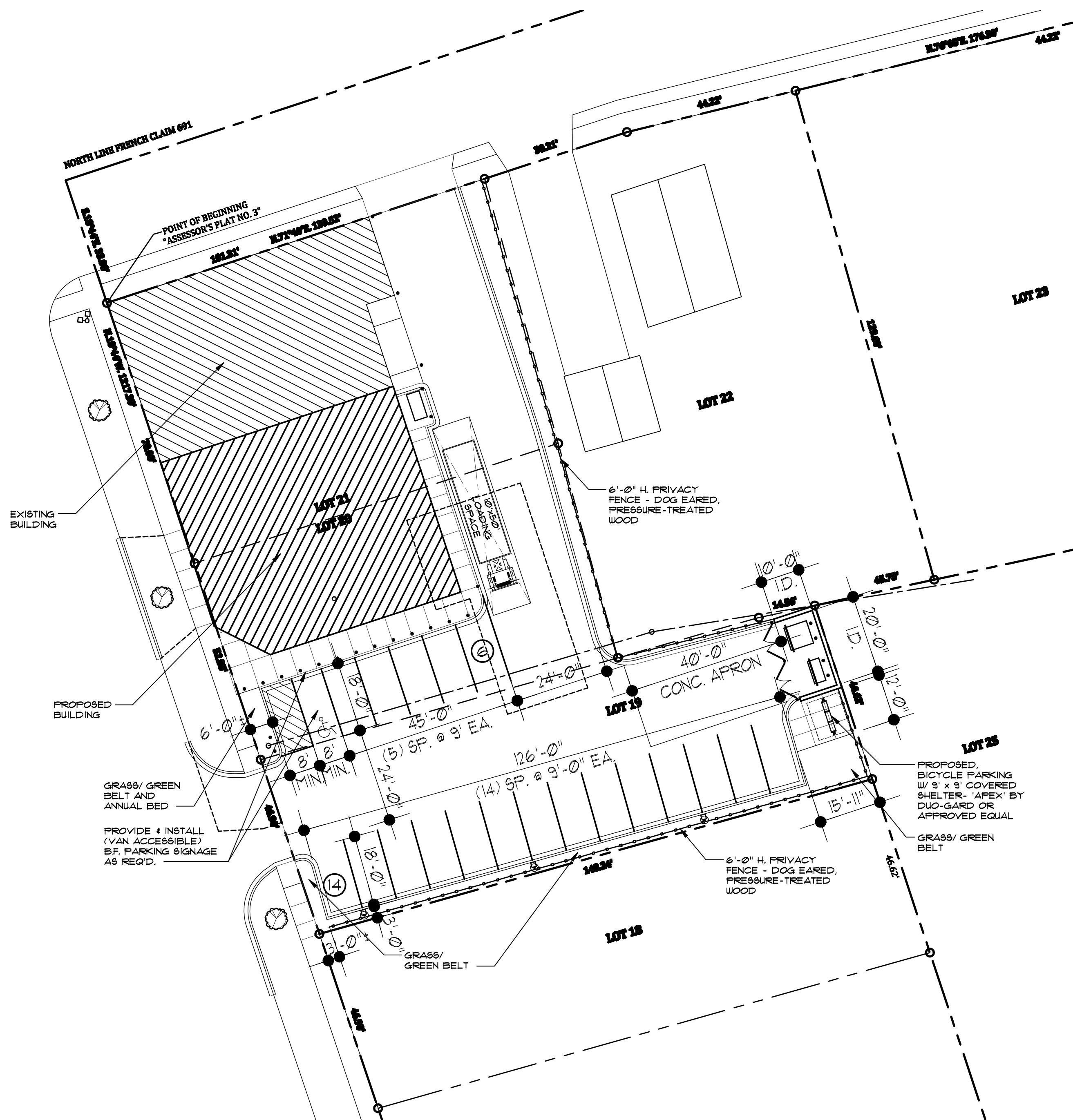
CHAPTER - 11 ACCESSIBILITY
ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.

CHAPTER - 12 INTERIOR ENVIRONMENT
SECTION 1205 THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.

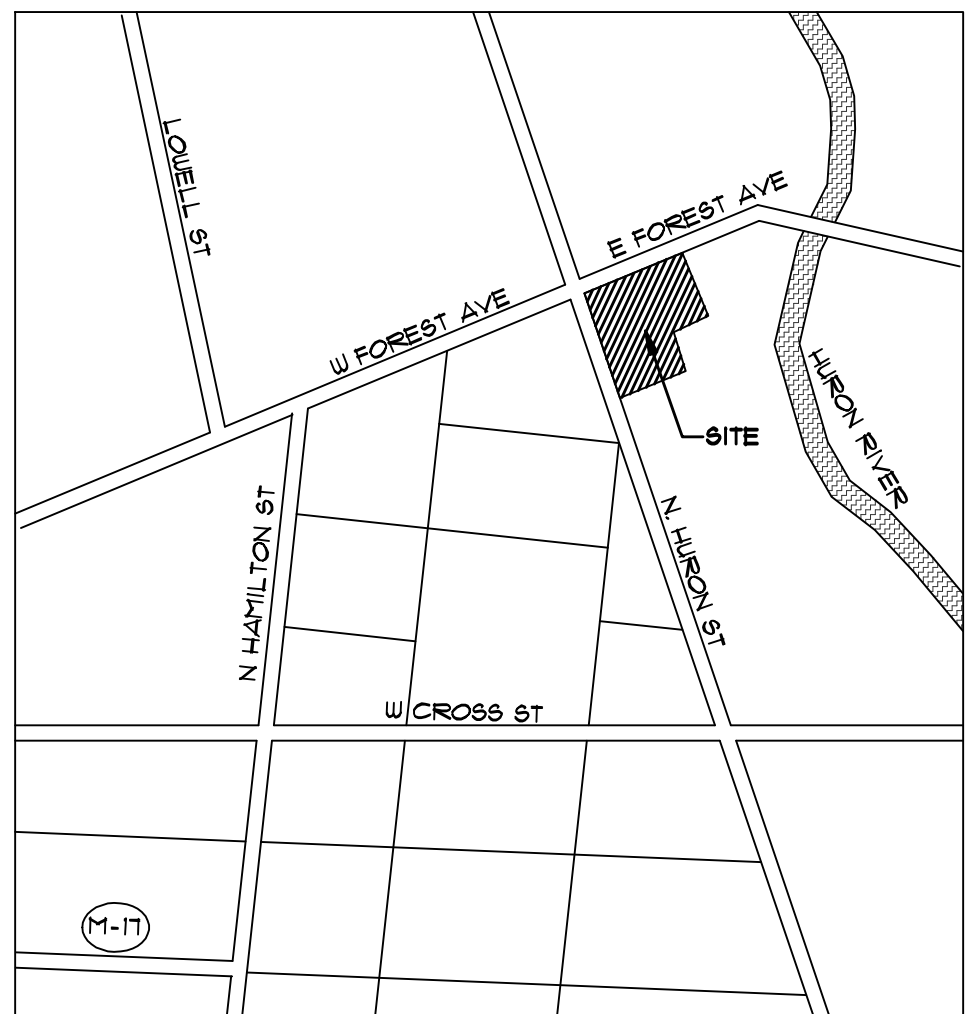
SECTION 1203 EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY.

A.D.A. APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

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



SCALE: 1"=20'-0"



SCALE: N.T.S.

**ZONED: NC (NEIGHBORHOOD
CORRIDOR)**

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

TOTAL GROSS AREA (FOOTPRINT) = 6,294 SQ. FT.
 CONVENIENCE STORE: 6,294 SQ. FT. (GROSS AREA)
 CONVENIENCE STORE 1/1 CARRY-OUT PIZZA
 RETAIL = 1 SP. PER 250 SQ. F.
 3,872 SQ. F. / 250 = 15.48, THEREFORE 16 SPACES
 STAFF = 1 SP. PER EMPLOYEE (LARGEST SHIFT)
 CONV. STORE: 2 EMPLOYEES = 2 SPACES
 CARRY-OUT (PIZZA): 2 EMPLOYEES = 2 SPACES

 TOTAL = 20 SPACES REQUIRED

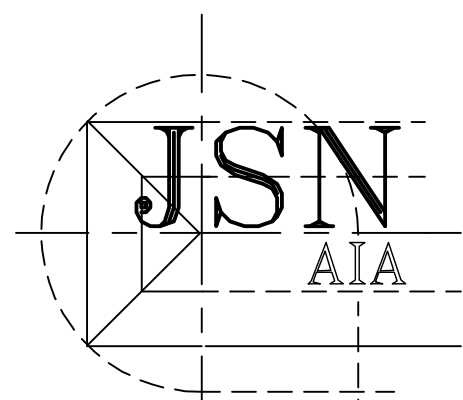
PARKING REDUCTIONS:
 BICYCLE(S) = 1 SPACE FOR EVERY 4 BICYCLE SPACES
 8 BIKE SPACES / 4 = 2 SPACE REDUCTION
 BICYCLE(S) = 4 SPACE(S) FOR PROVISION OF EMPLOYEE SHOWER
 EMPLOYEE SHOWER = 4 SPACE REDUCTION

 TOTAL = 6 SPACE REDUCTION

PARKING TOTAL(S):
 20 (CONV. STORE) - 6 (REDUCTIONS)

 TOTAL = 14 SPACES REQUIRED

 TOTAL (PROVIDED) = 20 SPACES (PROPOSED)



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

Seal:



Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
08/03/18	REVIEW
09/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE

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

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER:
TOM TAMOU

Sheet Title:

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

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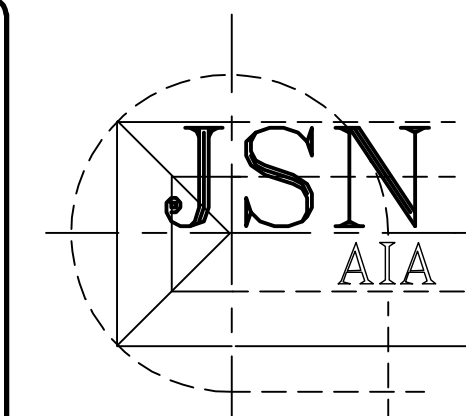
Date: 08/21/17
Drawn by: LDN, MLC

Project Number:

17054

Sheet Number:

S-1



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

Seal:



Revisions:

DATE	DESCRIPTION
08/21/17	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
09-25-18	ZBA REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE

Project Name:

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

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER: **TOM TAMOU**

Sheet Title:

**EXISTING /
CONTEXTUAL
SITE PLAN**

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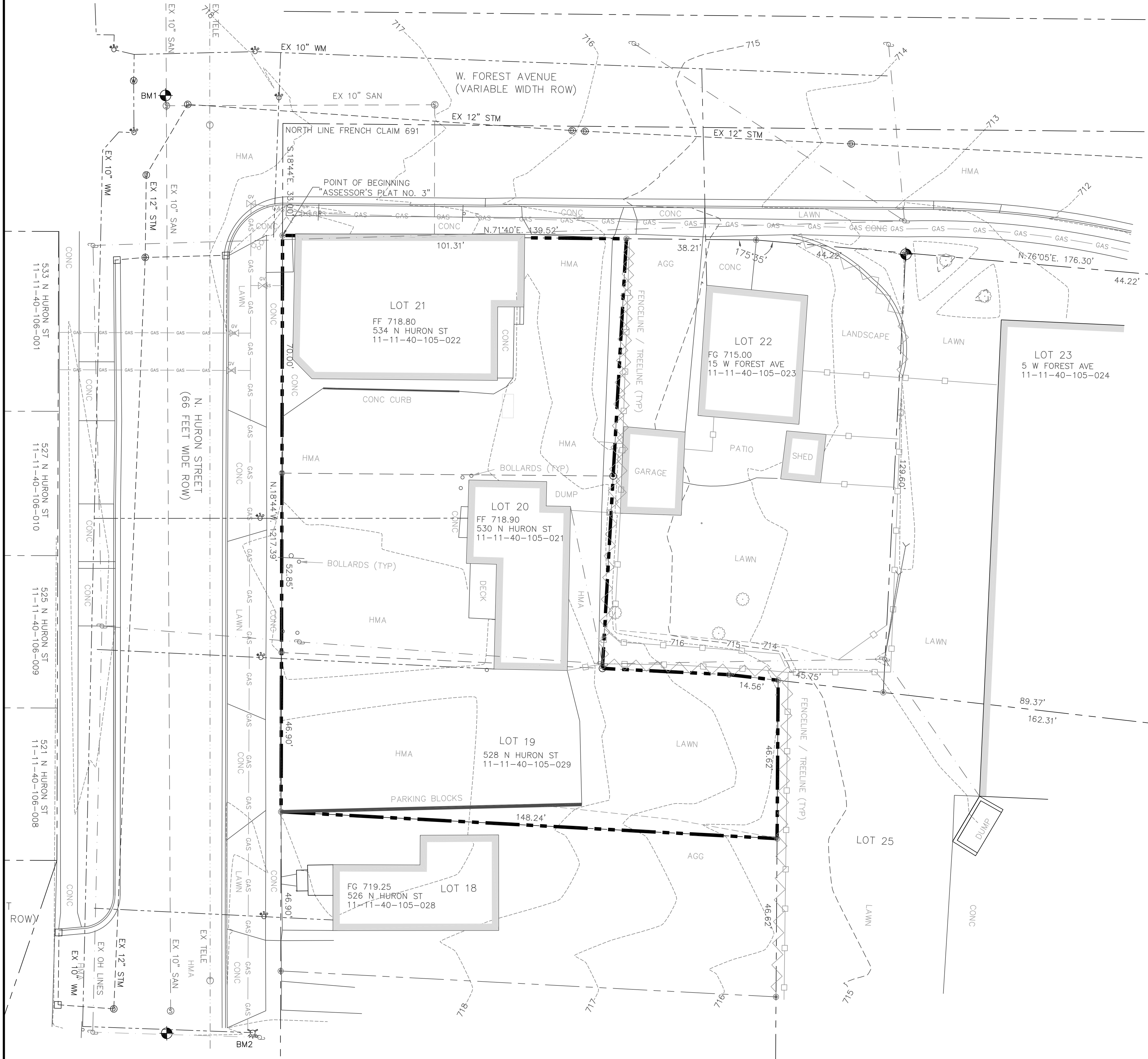
Sheet Number
S-2



EXISTING/ CONTEXTUAL SITE PLAN

NEIGHBORHOOD/ CONTEXT

SCALE: 1"=40'-0"



FLOODPLAIN STATEMENT

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

SOIL CONDITIONS

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

WETLANDS STATEMENT

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

BENCHMARKS

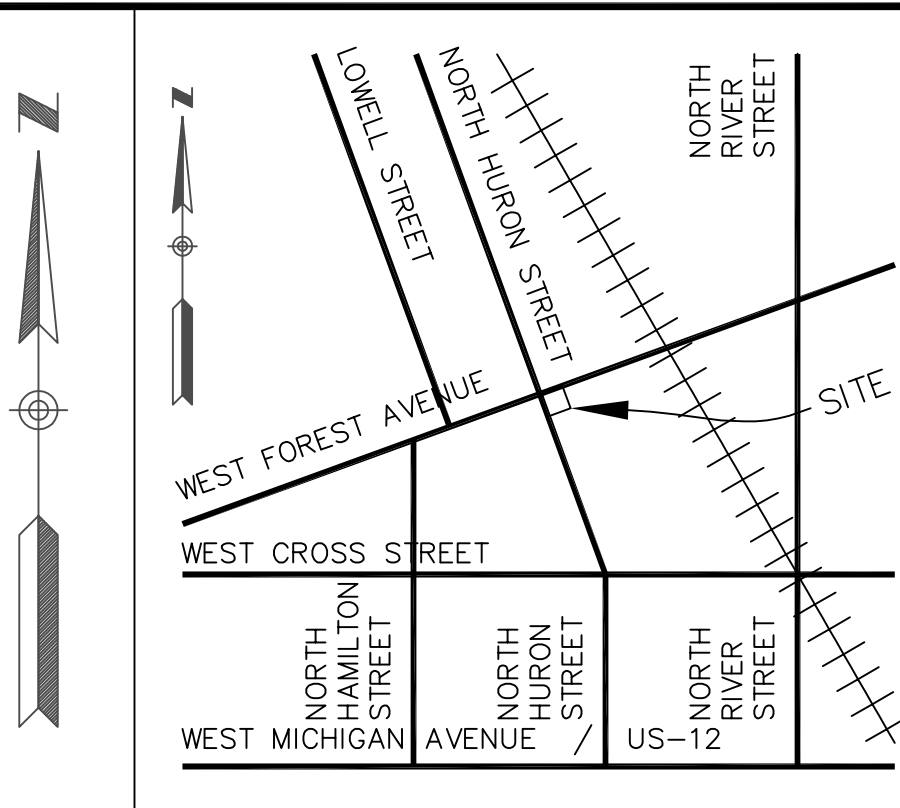
BENCHMARKS AND TOPO SURVEY ARE NAVD88 DATUM
CONVERT FROM NAVD88 TO NGVD29 AT NOAA WEBSITE:
https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.prl
CONVERSION +0.41' TO NGVD29 DATUM

BM1

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

BM2

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



LOCATION MAP
SCALE 1" = 1/4 MILE

LEGAL DESCRIPTION

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

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

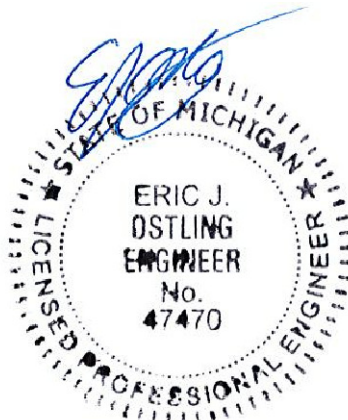


Know what's below.
Call before you dig.

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

UTILITY INFORMATION SHOWN ON THIS
DRAWING ARE APPROXIMATE AND MAY BE
ACCORDING TO AVAILABLE RECORD OR
DISCLOSED INFORMATION BY VARIOUS
UTILITY COMPANIES, PUBLIC AGENCIES,
OR OTHER SOURCES AND THUS MAY
NOT NECESSARILY REFLECT ACTUAL
FIELD LOCATIONS AND NO GUARANTEE IS
GIVEN TO COMPLETENESS OR ACCURACY.

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WRITTEN PERMISSION BY HURON
CONSULTANTS.



PROJECT NAME:

YPSILANTI
SITE PLAN

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

TOPOGRAPHIC
SURVEY

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

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

REVISIONS:

2018-03-15 TOPO SURVEY
2018-03-22 SITE PLAN
2018-09-18 SITE PLAN

SCALE VERIFICATION:

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

SCALE:
1/16" = 1'

HC PROJECT NO:
17-12027

HC DRAWING NO:
17-12027TP

SHEET: 1

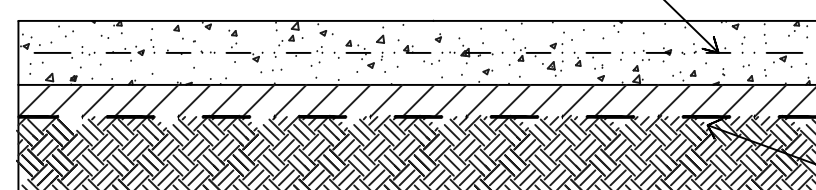
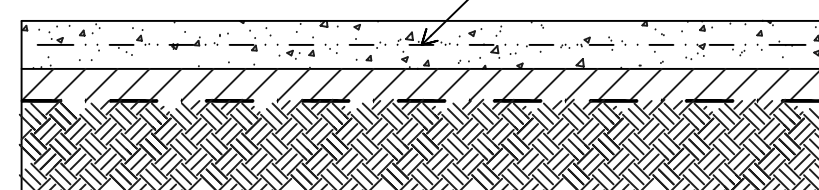
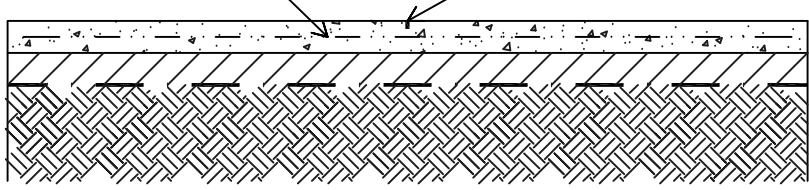
LEGEND

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

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

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

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



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

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

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

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

FLOODPLAIN STATEMENT

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
NATIONAL FLOOD INSURANCE PROGRAM (NFIP)
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BENCHMARKS

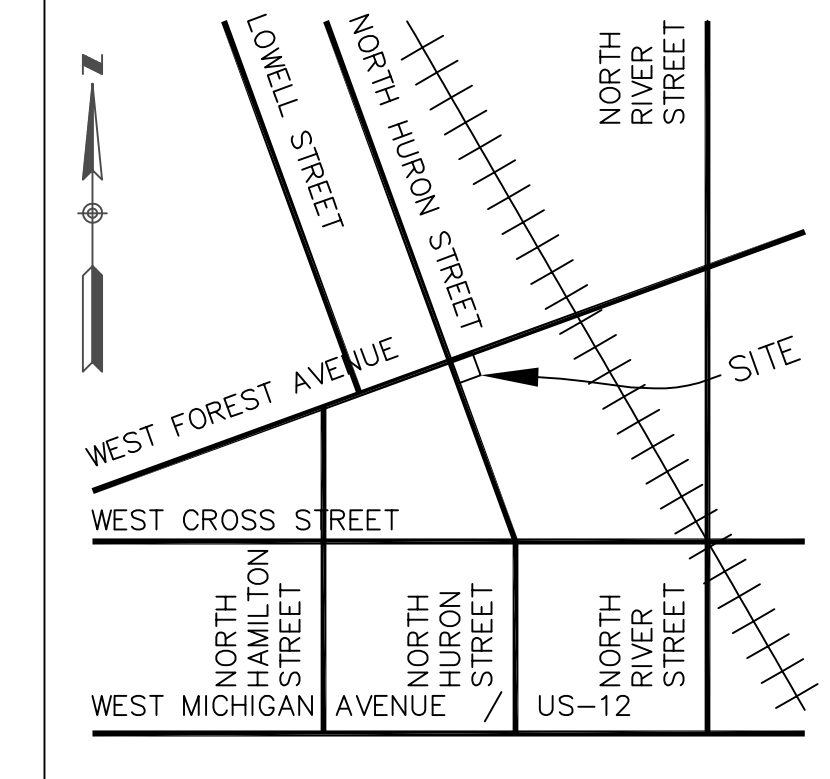
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CONVERT FROM NAVD88 TO NGVD29 AT NOAA WEBSITE:
https://www.ngs.noaa.gov/cgi-bin/VERTCON/vert_con.prl
CONVERSION +0.41' TO NGVD29 DATUM

BM1

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

BM2

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



LOCATION MAP
SCALE 1" = 1/4 MILE

LEGAL DESCRIPTION

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

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

PRELIMINARY STORM DRAINAGE CALCULATIONS

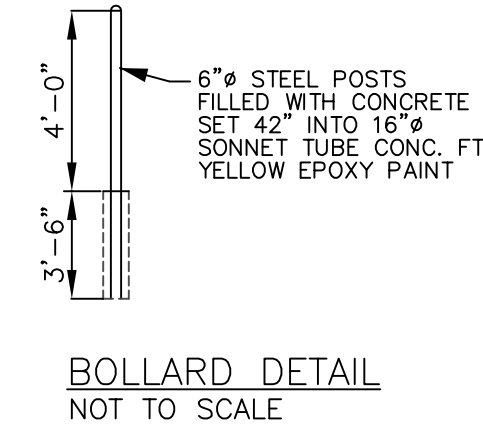
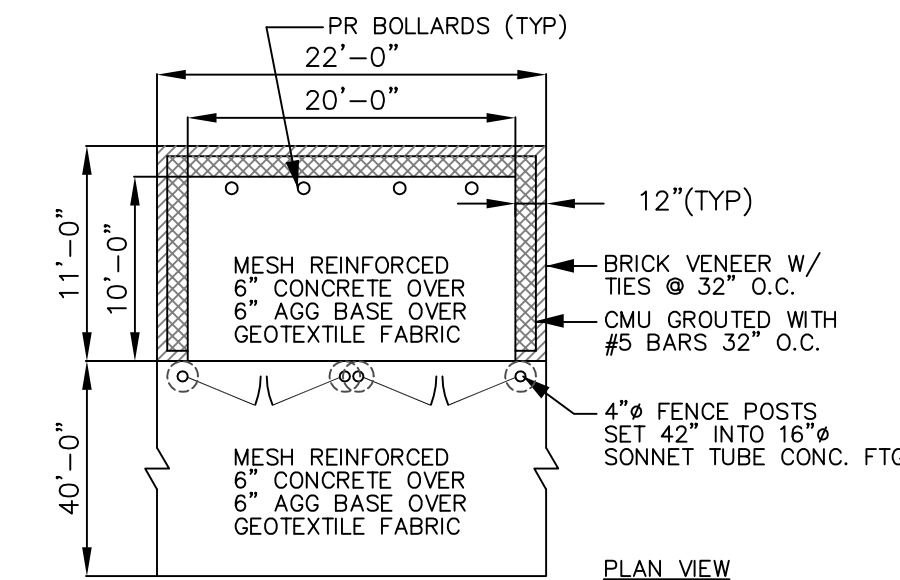
THE EXISTING SITE HAS NO UNDERGROUND DRAINAGE. BUILDING DOWNSPOUTS
DISCHARGE OVER LAND, SURFACE DRAINAGE TO THE ROAD RIGHT-OF-WAYS.

PROPOSED CONDITIONS SHALL BE UNDERGROUND STORM DRAINS, WITH ROOF
DRAINS INTERIOR TO THE PROPOSED BUILDING, WITH CONNECTIONS FOR ROOF
DRAINS SYSTEM AND SUMP PUMP DISCHARGE TO PROPOSED CATCH BASIN 1.

REQUEST VARIANCE NOT TO USE WASHTENAW COUNTY WATER RESOURCES
COMMISSIONER STANDARDS, AND NO REQUIRED STORM WATER DETENTION,
AS THIS SITE IS LESS THAN 0.50 ACRES.

RATIONAL METHOD DRAINAGE CALCULATIONS:

LOTS 19, 20 AND 21
NET LOT AREA 19,125 SFT (0.439 AC)
EXISTING IMPERVIOUS AREA 15,700 SFT (0.360 AC)
PROPOSED IMPERVIOUS AREA 17,960 SFT (0.412 AC)
INCREASED IMPERVIOUS AREA 17,960 - 15,700 = 2,260 / 15,700 = 14.39%
PROPOSED CONDITIONS: UNDERGROUND STORM CONVEYANCE 12"RCP:
10-YEAR STORM RATIONAL METHOD Q=CIA
C = 0.90 COMMERCIAL
I = 3.89 IN/HR
A = 0.439 AC
Q = 0.90 * 3.89 * 0.439 = 1.54 CFS
12"RCP @ 0.32% MINIMUM CONVEYS 2.02 CFS



LEGEND

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



HURON
CONSULTANTS
ENGINEERS & SCIENTISTS

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

www.huronconsultants.com

CLIENT NAME:

TAMOU'S
ELECTRICAL
CONTRACTORS

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

3 WORKING DAYS
800-482-7171



Know what's below.
Call before you dig.

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

UTILITY INFORMATION SHOWN ON THIS
DRAWING ARE APPROXIMATE AND MAY BE
DISCLOSED INFORMATION BY VARIOUS
UTILITY COMPANIES, PUBLIC AGENCIES,
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CONTAINED HEREIN ARE NOT TO BE
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WRITTEN PERMISSION BY HURON
CONSULTANTS.

PROJECT NAME:

YPSILANTI
SITE PLAN
LOTS 19-22 OF
"ASSESSOR'S PLAT NO 3"
PRELIMINARY
ENGINEERED
SITE PLAN

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

Drawn By: EJM
Checked By: DSM
Approved By: EJM

REVISIONS:

2018-03-15 TOPO SURVEY
2018-03-22 SITE PLAN
2018-09-18 SITE PLAN

SCALE VERIFICATION:

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

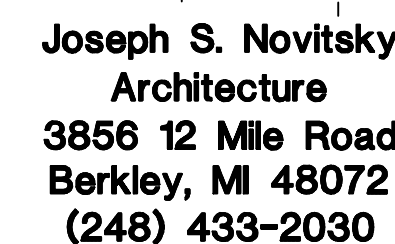
SCALE:

1/16" = 1'

HC PROJECT NO:
17-12027

HC DRAWING NO:
17-12027TP

SHEET: 2



Seal:



Revisions

DATE	DESCRIPTION
02/19/18	REVIEW
02/27/18	REVIEW
02/28/18	REVIEW
03/16/18	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL US
08/03/18	REVIEW
09/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL US

Project Name:
STORE- 534 N. HURON STREET

534 N. HURON STREET
YPSILANTI MI 48197

ER: TOM TAMOU

Sheet Title:

**EXISTING &
PROPOSED
FLOOR
PLAN(S)**

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WRITTEN CONSENT OF JON ARCHITECTURE

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

Project Number:

17054

Sheet Number:

A-1



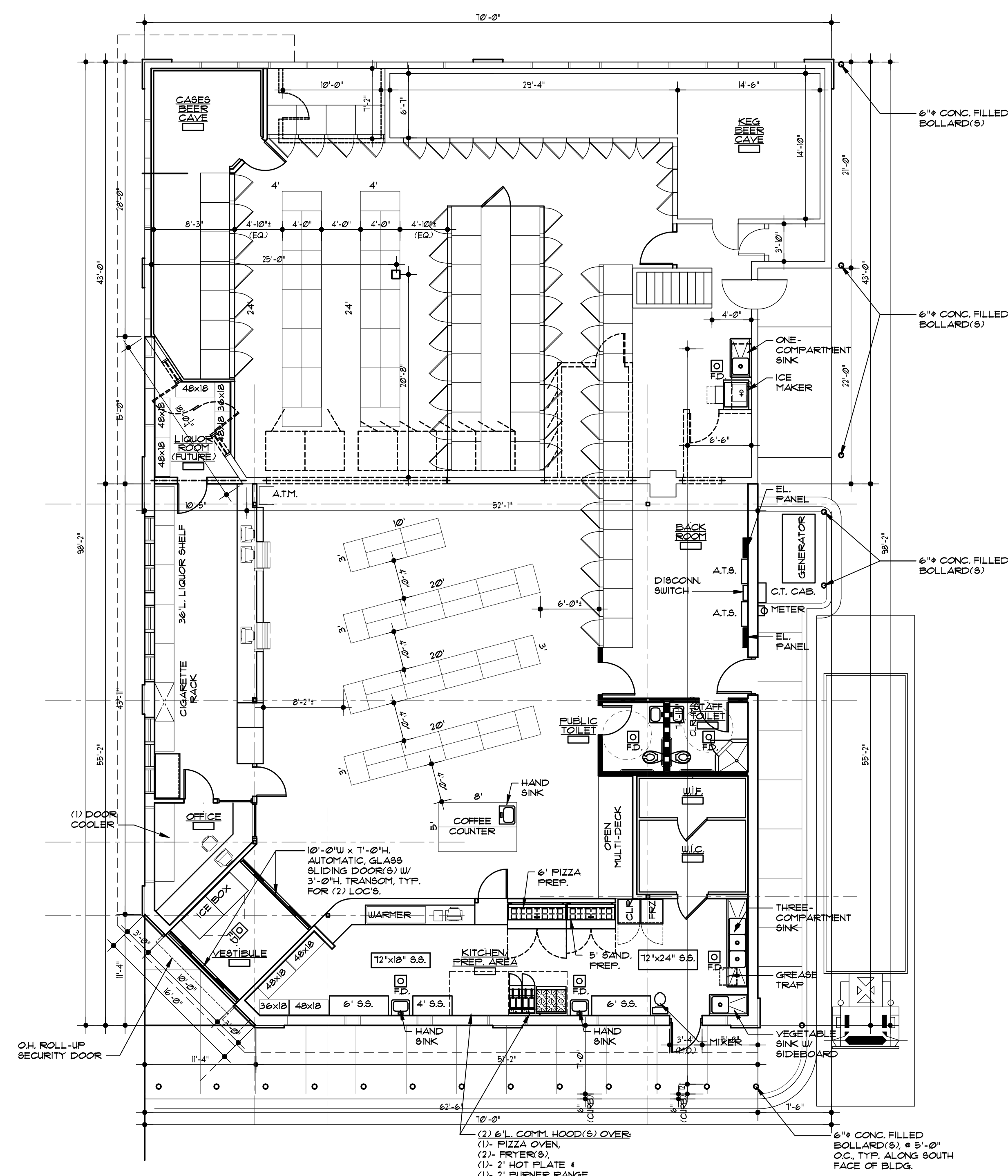
EXISTING FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1' - 0''$



EXISTING BASEMENT PLAN

SCALE: $\frac{1}{8}'' = 1' - 0''$



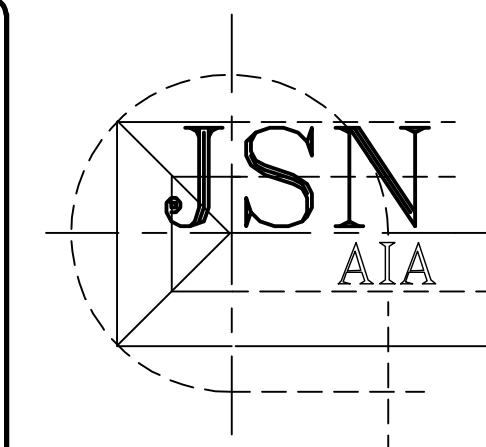
PROPOSED FIRST FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1' - 0''$

BUILDING AREA ANALYSIS

EXISTING BUILDING:	2,774 SF.
PROPOSED ADDITION:	3,456 SF.
NEW BUILDING TOTAL:	6,230 SF.

RESTAURANT: 835 S.F.
STORE: 5,395 S.F.



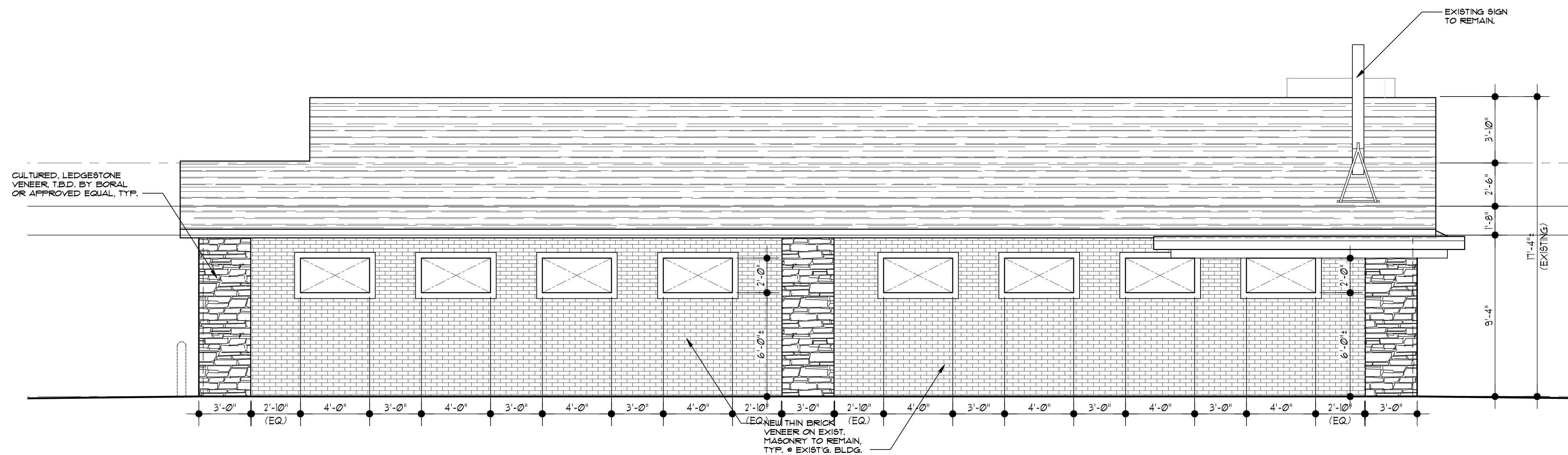
Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:



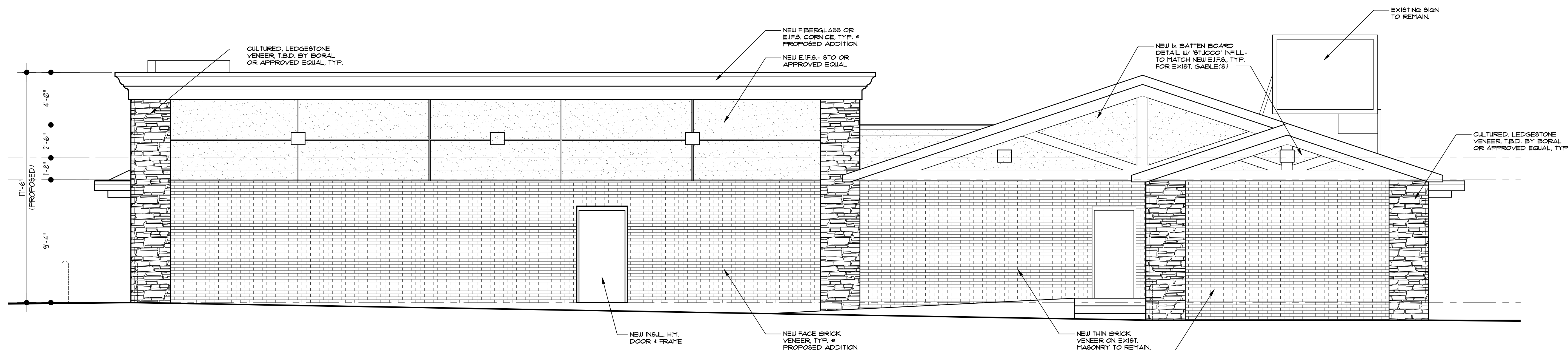
Revisions:

DATE	DESCRIPTION
03/16/18	REVIEW
03/21/18	P.C. REVIEW
04/18/18	P.C. REVIEW- SPECIAL USE
06/03/18	REVIEW
09/25/18	Z.B.A. REVIEW
10/16/18	P.C. REVIEW- SPECIAL USE



NORTH ('SIDE') ELEVATION

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



EAST ('REAR') ELEVATION

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

Project Name:
STORE- 534 N. HURON STREET

534 N. HURON STREET
YPSILANTI, MI 48197

OWNER:
TOM TAMOU

Sheet Title:
PROPOSED ELEVATIONS

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Date: 03/16/18
Drawn by: MLC

Project Number:
17054

Sheet Number:
A-4

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	3	D802-LED-70-40-B2 WITH 14' WJM POLE	D802-LED-75-40-U-T3		D802-LED-75-40-U-T3.ies	9370	1.00	76.2
	WP	12	D444-LED-40-40-U-B2 40W FULL CUTOFF WALLPACK	D444-LED-40-40-U-XX		D444-LED-40-40-U-XX (UG).ies	Absolute	1.00	41.4



Plan View
Scale 1" = 10'



'The Keg' Convenience Store (T. Tamou); Ypsilanti,
SITE LIGHTING LAYOUT

Designer
Marc Drouillard

Date
Oct 16 2018

Scale

Drawing No.

D444-LED

Medium Trapezoidal Wall Pack



Job Information

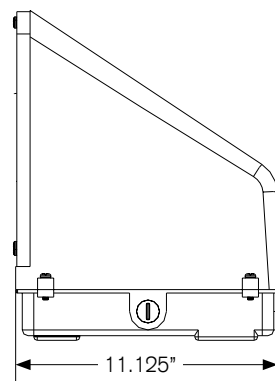
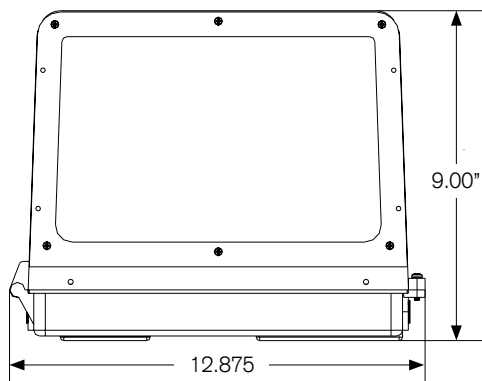
Type:

Catalog #:

Project:

Comments:

Prepared by:



Description

The D444-LED medium trapezoidal cutoff wall pack offers a sleek design and cutoff performance with a wide range of uses. It delivers the lighting needed for the exteriors of retail buildings, businesses, walkways, underpasses or door entrances. The D444 Quickship model delivers a full cutoff wall lighting solution for fast track projects in need of product on site immediately.

Ordering Information

Example: (D444-LED-40-50-U-BZ-Q)

D444-LED

Series	Wattage/Lumen	Color Temp.	Voltage	Finish	Lens Type
Medium Trapezoidal Cutoff Wall Pack	40 40W/4000 ¹	40 4000K 50 5000K ²	U 120-277V	BZ Bronze	Q Clear Flat Glass

¹ Delivered Lumens (5000K) - For 4000K multiply by 0.95

² DLC Listed, see Page 2 for table of models currently listed

Features

- Heavy-duty, two-piece die-cast aluminium housing.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3.5" octagon, or 4" square outlet box.
- 1/2" NPS tapped holes provided in three locations for surface conduit entry for optional photocell control.
- Dark bronze powder coated finish for impact, corrosion and UV resistance.
- Integral cast-in aluminum hinges.
- Can be used as an uplight for wall washing applications.
- Driver is 0-10V Dimming Standard
- Precision-designed polycarbonate optical lenses control and deliver light only where it is needed, Type III distribution with clear glass lens
- Includes Select-A-Watt adjustable LED driver (20W-30W-40W), factory set at 40W and field adjustable during installation

Performance Data

CRI:	70+
CCT:	4000K, 5000K
Warranty:	10 yr. Limited Warranty
Dimming:	0-10V Dimming Standard, 100% down to 10%
Operating Temperature:	-30°C to 50°C Max Ambient
L70 Lifetime Rating:	213,000 Hours (25°C); 113,000 Hours (55°C)
IP Rating:	IP55
Sound Rating:	Class A (inaudible in a 24dB ambient environment)
Power Factor:	> 0.90
Total Harmonic Distortion:	< 20%

Lumen Chart

Nominal Wattage	5000K Lumens	Efficacy (lm/W)
20W	2000	100
30W	3000	100
40W	4000	100

*For 4000K lumen outputs, multiple values by a factor of 0.95

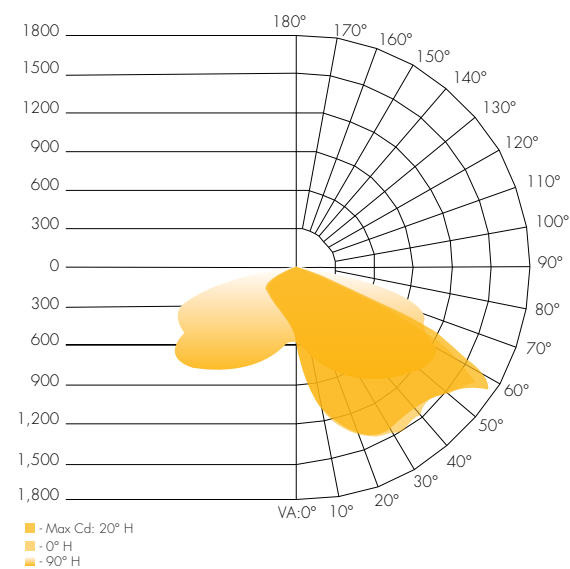
DLC Listing

	40W
4000K	
5000K	X

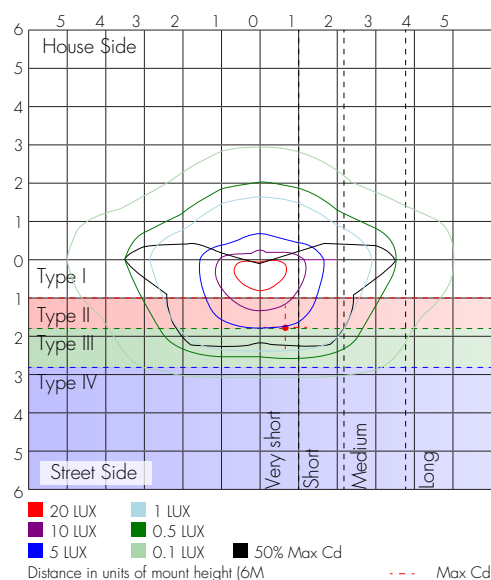
Photometric Data

40W 5000K

Polar Candela Distribution



Isolux Plot



Zonal Lumen Summary

Zone	Lumens	%Luminaire
0-30	692.3	17.5%
0-40	1,266.9	32%
0-60	2,874.0	72.6%
60-90	1,062.4	26.8%
70-100	316.3	8%
90-120	8.5	0.2%
0-90	3,936.4	99.4%
90-180	23.2	0.6%
0-180	3,959.5	100%



D802-LED

12" Low-Profile Area Light

Performance Data

CRI

73+

CCT

4000K, 5000K

Projected Lifetime

155,000 Hours (L70);
97,000 Hours (L80)

Dimming

Available with 0-10V inputs
dimming down to 10%

Operating Temperature

-40°C to 45°C Ambient

ETL Listed

Suitable for dry, damp, wet
locations

Client: _____ Order #: _____
Project Name: _____ Type: _____ Qty: _____



ETL

Listed

DLC

Premium

10 Yr

Limited
Warranty

Description

The D802-LED utilizes a soft-cornered aerodynamic design to provide excellent light distribution and an aesthetically appealing appearance. Ideal for storage areas, rail yards, loading docks, and building perimeters. One piece die cast aluminum door has two captive stainless steel fasteners and can be removed from the die cast aluminum housing for easy maintenance. Attractive dark bronze, polyester powder coated finish for excellent impact, corrosion and UV resistance.

Features

- High pressure die casting housing ,anti-static powder painting.
- High thermal conductive material & high efficiency cooling system.
- ETL Listed; IP66 rated
- Delivers up to 135 lumens per watt
- Precise light cutoff, less than 5 lumens of light above 90°
- Weight: 13 lbs (75W); 13.5 lbs (100W)
- Optional 3-pin twist lock photocell
- Photocell receptacle included standard
- Slip Fitter sized for 2-3/8" tenon
- 10-Year Limited Warranty

D802-LED

A

B

C

U

D

E

F

BZ

G

H

Ordering Information

A FIXTURE SERIES

D802-LED 12" Low-Profile
Area Light

B WATTAGE/LUMENS

75 75W/9500^{1,2}
100 100W/13650^{1,2}

C CCT

40 4000K
50 5000K²

D VOLTAGE

U 122-277V

E OPTICS

T3 Type 3
T5 Type 5

F MOUNTING

PM Pole Mount³
RPMA Round Pole Mount Adapter^{3,4}
YM Yoke Mount³
SF Slip Fitter³

G FINISH

BZ Bronze

H OPTIONS

T Twist Lock Photocell³

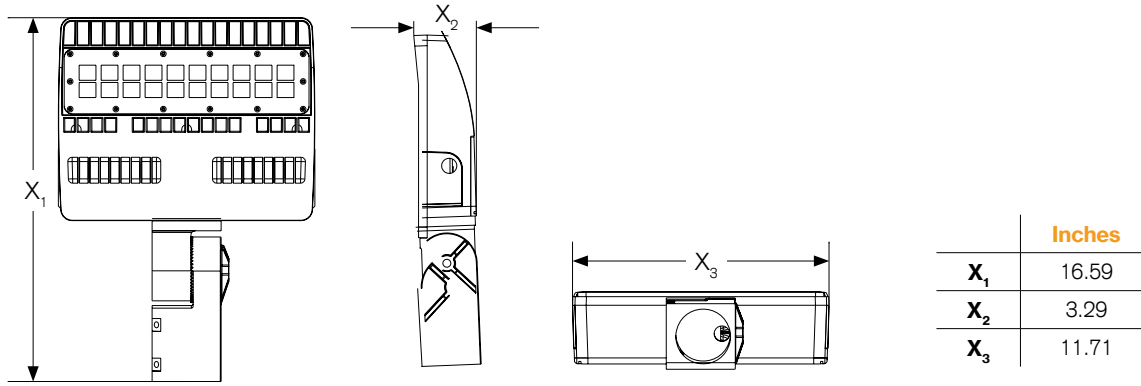
¹ Delivered Lumens (4000K Type 5 Distribution) - Multiply by 0.95 for Type 3 and 1.03 for 5000K

² DLC Listed (See Page 3 for more information on models currently listed)

³ Shipped separately

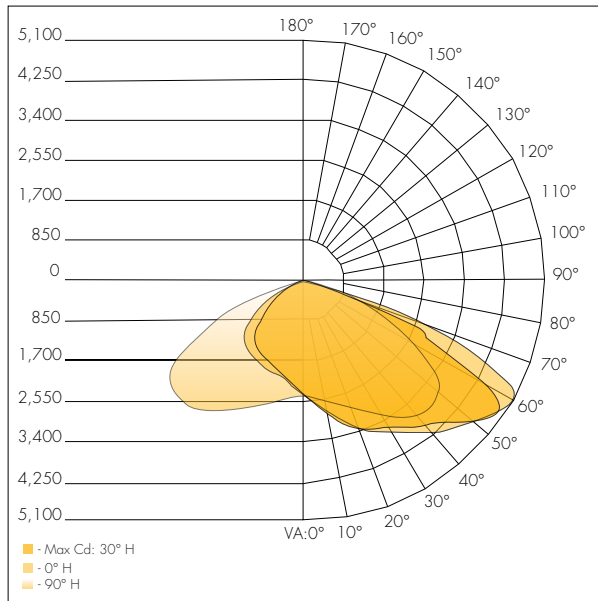
⁴ Must be ordered in conjunction with the Pole Mount Bracket

Dimensions

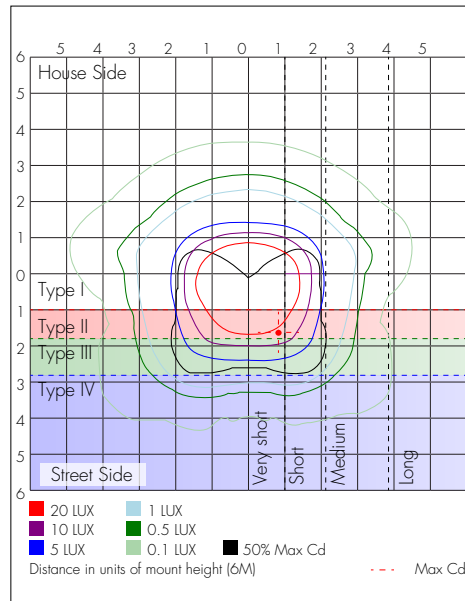


Photometrics

Model 100W 4000K Type 3



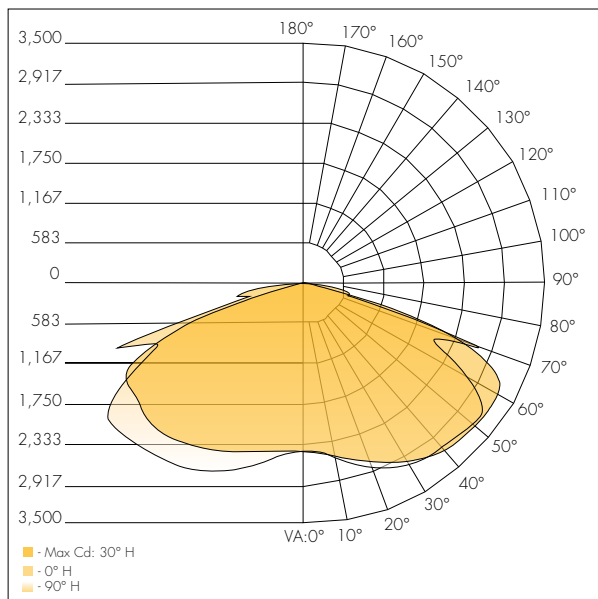
Isolux Plot



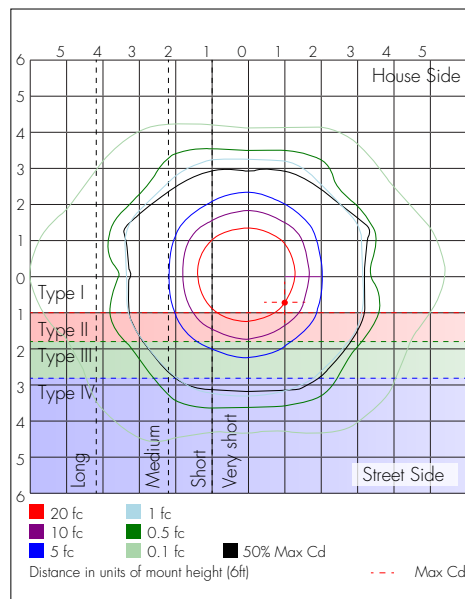
Zonal Lumen Summary

Zone	Lumens	%Lamp	%Luminaire
0-30	2,280.5	18.4%	18.4%
0-40	4,202.2	34%	34%
0-60	9,477.7	76.7%	76.7%
60-90	2,859.8	23.1%	23.1%
70-100	716.7	5.8%	5.8%
90-120	9.2	0.1%	0.1%
0-90	12,337.5	99.8%	99.8%
90-180	25.5	0.2%	0.2%
0-180	12,363.0	100%	100%

Model 100W 4000K Type 5



Isolux Plot



Zonal Lumen Summary

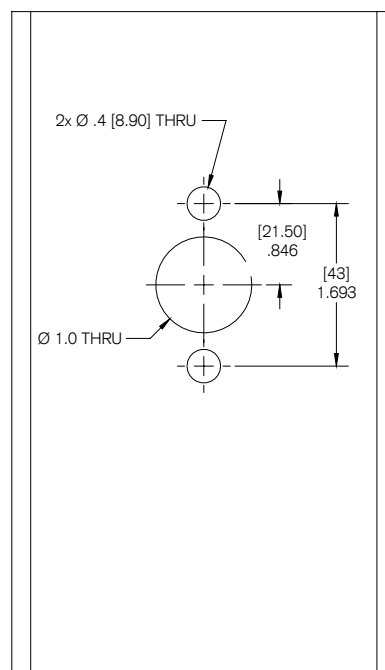
Zone	Lumens	%Lamp	%Luminaire
0-30	2,332.8	17.1%	17.1%
0-40	4,264.1	31.2%	31.2%
0-60	9,632.5	70.5%	70.5%
60-90	4,031.3	29.5%	29.5%
70-100	1,390.7	10.2%	10.2%
90-120	0.8	0%	0%
0-90	13,663.9	100%	100%
90-180	1.5	0%	0%
0-180	13,665.4	100%	100%

DLC Listing

	75W ¹		100W ¹	
	T3	T5	T3	T5
4000K	X	X	X	X
5000K	X	X	X	X

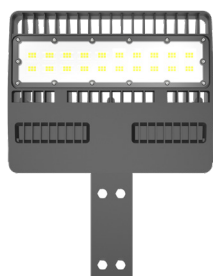
¹DLC Premium

Pole Mount Drill Pattern



Mounting Options

Pole Mount

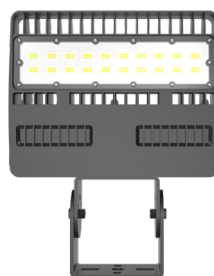


Front Side



Side View

Yoke Mount



Front Side



Side View

Slip Filter



Front Side



Side View



SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

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

HANDHOLE

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

BASE PLATE

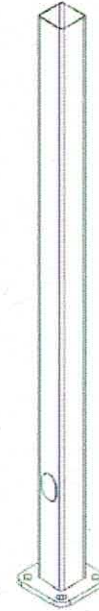
The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society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

ANCHOR BOLT

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

FINISH

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

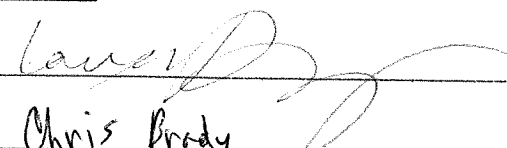


SS4001114-BZ-DM10-BC					
CATALOG LOGIC		CODE	EXPLANATION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		11	11 gauge thickness		
Nominal Height:		14	14 feet tall		
Finish:		BZ	Bronze Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire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

▶HOME▶ ▶PRINT▶ ▶START OVER▶ ▶NEW POLE▶

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

<u>NAME</u>	<u>ADDRESS</u>
	815 Dwight Ypsi 48198
Chris Brady	2904 Grayson St Apt A Ferndale MI 48220
Clay Newman	720 Lowell Street
CHRIS BLACKBURN	504 Thomas St
Grace Komagawa	40103 Huron St Ypsi.
Bob Carmichael	40105 Huron St Ypsi
RYAN GILLES	504 St Johns St Ypsi 48197
Noah Torosanyi	1311 Leforge Ypsi 48198
Shelby Lynch	404 W Forest Ave.
Jermaine Bennett	1627 Sheffield Dr Yps Michigan 48197
Mitchell Elder	317 Washtenaw Av 48197
Jill	801 Forest St. 48108
Cierra Hemphill	723 W. Clark rd 48198
ARMANDO LOPEZ	520 N. Huron Ypsi 48197
Shaquellia Jackson	815 Villa Ypsi 48198
Jamelia McCalla	855 Green Rd Ypsi 48198
Alexander Goren	533 N. Huron Ypsi 48197

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

NAME

ADDRESS

Laurence Shelly

890 Dons Dr.

Delana Wilson

48000 Tracey

Allison Livesey

499 Dogwood ct

Brandon-Woolley

823 Green Rd

John

609 Belmont DR 48198

Janine Driver

217 W Cross St. 48197

Danielle Adkins

526 N. Huron 48197

Mackenzie Whitfield

793 Green Rd

Dore Walthall

793 Green Rd

Brian Guerrero

217 N. Washington

Dominique Pitts

635 N. Huron

David Reeltern

1160 Rue Willette

DONALD SHIPLEY

1160 HOLMES RD. 48198

DAMON CARPENTER

1764 Knollwood Bend

Amy Carpenter

1764 Knollwood Bend

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

<u>NAME</u>	<u>ADDRESS</u>
Derek S. Giddens	423 N. Ham. Hwy, Ypsi 48197
Chloe Zoghegyan	616 Weburn Huron Heights 48197
Epicka Hall	1917 Sheffield Dr 48198
Preston Robinson	
Wally [Signature]	1804 Oak St Ypsilanti,
Elliot Wills-Begley	711 Oak St Ypsilanti
Erin Brown	741 Kowner St #12
Darrell T. Nolen	1972 WHITE OAK LN YPS. MI 48198
ERIN	201 W Huron
Charles Torbert	719 E. Cross
Julian Hagan	808 W River
[Signature]	454 AINSWORTH CR. 48197
Timothy D. Salisbury	14 W. Michigan Ave Ypsilanti, MI, 48197
[Signature]	605 N. River
Charles D. Dixon	505 N. Adams, Ypsi

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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<u>NAME</u>	<u>ADDRESS</u>
Alex Komoroski	707 Oak Ypsilanti
Amanda Thomas	2143 William ave ypsilanti MI
Kyle McFarland	607 W River Ypsilanti
Tim Clend	823 Daigbtst Yps
Jamel Franklin	1663 Greenway Dr
Jonathan Blanks	928 Frederick yps
BARB BERTCHENKO	1521 ROBBY LAINE YPSI
Leery Hayes	12027 Grandmont Det MI.
Mike Zher	1637 W 9 Mile Apt 13 Ferndale MI
Celestia Jackson	670 Woburn Dr. Ypsilanti, MI 48198
Anne Lincoln	670 Woburn Dr.
Perce/ Franklin	721 W. Clark Rd Ypsilanti MI
GREGG M. Etzel	800 CAMPBELL AVE YPSI
EMILY GAINER	321 E Cross St #2
Michelle Defelice	41756 McBride

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NAME

ADDRESS

Ryan Stampak

49601 oak Dr, Plymouth

Rob Tacey

212 N Prospect, Ypsilanti, 48198

Kurt Jones

703 W. Michigan Ave

Mark Lafayette

Joshua Johnson

326 bryis St.

Kevin Lambert

516 N Adams #1

Wendie Williams

209 ARCADE ST. YPSI

Ryan Palmer

1720 LeForge YPSI 48198

Brad Philie

403 N Huron St

Angela Jennings

1110 Wray St Ypsi

Joshua B.

501 N. WASHINGTON ST.

Cherry B

345 gearhart ave #1

Jane Paul Whitell

635 nla Dr.

DEONARD M'DANIELS

855 GREEN Rd

GLENN CLARK

210 W. CROSS AVE 149

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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NAME

ADDRESS

Terry Morgan	1676 Lefors Rd
Michael Bishop	117 Cherry St
Ryan Lee	236 Wilson Ave
Reed D Fanning	1276 Hunter Ave
Michael S Barnhart	504 SAINT JOHNS
MORGAN COX	511 Thomas St.
Gwen Jackson	1356 Concord Dr. 48198
Aaron Dismuke	1214 STAMFORD RD. 48198
Earl Hoeglund	329 Vinewood Ct. 48198
CARLOS TRIGO	1312 LEFORGE, 48197
Geoff Korr	15 W Forest, 48197
Millie Mars	616 Woburn Dr. Ypsilanti
Dean C. Chaneyfield	616 Woburn Dr. Ypsilanti
Antanara Vance	385 Firwood Ypsilanti
Terita Pinnacle	6207 Lake Dr Ypsilanti

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<u>NAME</u>	<u>ADDRESS</u>
Nicholas Greer	573 N Huron St.
E G Penet	108 N. Huron St.
Emily Bradbeck	627 N. Rmer St.
Donny Edwards	720 Lowell St.
JAMES OYLER	625 NORRIS ST.
Chris Huchman	656 N. Huron
Justin Grouse	633 Huron St
Seatt Sch	773 GREEN RD
Eric Hines	411 Locust St
TREVOR MOIT	326 Jarvis St
Al Ruttan	206 W MICHIGAN AVE #2H
Corey Baker	Applewood Dr. Ypsilanti
MARLOS CLEMENT	314 brown Hall
Reginald Pogue III	504 SAINT JOHN ST #102 YPSI 48197
	1821 Carol Ann Ypsilanti, 48198

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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<u>NAME</u>	<u>ADDRESS</u>
Bridget Boeysik	13445 Phal Rd. GRASS LAKE, MI
Doagstanko	825 George Place #13
Gale Drines	919 Woods Rd.
Brian Quinn	3255 2252 Glenview Hill Dr
Wayne Woods	1244 E. CROSS
Kristina Collins	663 Villa Dr
Jaime Ramsey	302 Jarvis St #1
Kadijah Collins	663 Villa Dr
Steve Nangle	2110 Champagne Dr Ann Arbor MI
Hankson Zamperla	265 Brooks Dr Ann Arbor MI
Gina Thompson	943 Cass Ypsi 48197
Raphae Bell	734-883-8199
Cruiser O. Dixon	734 420-7292
Bruce Hoyer	734 730 6927 427 BALLARD
Jennifer Garcia	2653 N. Prospect 48198

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

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NAME

ADDRESS

Trellis Lane
481

1000 N Huron Dr Apt 315
839 Green Rd

Myghan Melain

1529 Wisner St

Sean Hickey

124 W. Michigan Ave. #301

Kennedy Ray

Belleville, MI 48107, 5194 Sured

Car Stalder

1164 Oak St. 48198

Phyllis Smith

1010 Pauline 48103

JAY

814 DWIGHT 48198

JAY WILLIAMS

825 GREEN #101, 48198

Matt Bringard

722 Lowell Street 48197

Kue J. Rink

206 W. Forest Ave - 2A

Nadine James

2420 Ellsworth Apt 303 48197

Cheryl A. Ford

1351 Green Apt 48198

McClary Muesels Jr

1519 Melvin St 48198

Brandon Cooper

773 Green rd 48198

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<u>NAME</u>	<u>ADDRESS</u>
<u>Artem Saakov</u>	<u>1292 Letorpe rd. 48148</u>
<u>Nick Azar</u>	<u>621 N. ADAMS 48197</u>
<u>Drumshaun Mobrey</u>	<u>3143 scenic Lake Drive</u>
<u>Patrick Knechtel</u>	<u>1800 TRAVEL RD 48105</u>
<u>Venus Black</u>	<u>716 N. River St. 48198</u>
<u>Micala Evans</u>	<u>116 Cherry ct 48198</u>
<u>Matthew Streicher</u>	<u>8914 Holland, Taylor MI 48180</u>
<u>Matt Holliday</u>	<u>722 Charles st. 48198</u>
<u>MALE</u>	<u>404 W Forst Ave 48197</u>
<u>Sean Caron</u>	<u>801 Charles St. Yps MI 48198</u>
<u>Julie Ann Long</u>	<u>801 Charles St. Yps MI 48198</u>
<u>Rylan Petret</u>	<u>414 Olive, Yps. 48197</u>
<u>Martin Innes</u>	<u>1978 Frances Way 48198</u>
<u>Tremore Moore</u>	<u>941 Terrace Ln XPSI 48198</u>
<u>Jen Bachman</u>	<u>734 N. LIVER ST. #3 48198</u>

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<u>NAME</u>	<u>ADDRESS</u>
Ryan Ford	232412 Westwood
Desiree Deper	710 Rabbott Rd
Wade Buck	938 N River
Jeremy Henry	314 N Adams
Olivia Murray	314 N Adams
Amber Frazier	311 Jarvis St
Courtney Price	855 E. Clark Rd Bear
Catherine Hayes	553 Wabash Dr
Kaszy Kroske	533 Hunt place
Adam Henze	1900 E Viva
BRINNA SORCO	300 W ADAMS ST.
Autumn Smith	4523 Swiss Stone Ct
Kairen murphy	505 N Adams
KEVIN KOLLAR	1471 Gregory St
Jason Spangler	627 N. River St #4

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NAME

ADDRESS

Eric Rudolph	522 N. Huron St.
Derek Colon	508 N. Huron St.
Nash Mass	410 N. Huron St.
Tom McKee	408 N. Huron St.
Harvey Byrne	424 N. Washington
Wendy Schmeider	210 Arcade St.
ISAAC COWAS	516 N Adams St.
Rebbie Woods	1244 E CROSS
Vessel Jones	525 JEFFERSON ST.
Velma J Jones	505 JEFFERSON ST.
Amy Mosher	716 Dwight St
Chris Muhl	629 N River
Sharon Harper	1240 E. CROSS
Am J	213 Arcade
Luke Colley	213 Arcade

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NAME

ADDRESS

Reginald Regue III
Ville Valuso

1821 Carol Ann Ypsilanti
MI. 48197
341 Janis Ypsilanti, MI 48197

BreAnna Dohman

326 Jarvis Ypsi, MI. 48197

Terry Morgan
Amanda Lopez

1676 LeForge Ypsi MI 48198
520 N. Huron Ypsi 48197

Joshua Johnson

326 Jarvis Ypsilanti, MI 48197

Nick McBlane

9731 Mertz Ypsilanti MI

Kurt Bahr

12 OAK ST. YPSI 48198

Latasia Wingard

972 Desoto Ave Ypsi 48198

Jeremy Ruff

972 Desoto Ave Ypsi 48198

Bob Carmichael

29 Eastcross St Ypsi

Grace Komarova

29 Eastcross St Ypsi

Gary Smith

771 Campbell St. #19 YPSI

Zak Havens

401 Holmes Rd Ypsi

TREVOR MOIT

206 W MICHIGAN AVE

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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NAME

ADDRESS

Kyle McFarland	607 N River
Kellie Trumbley	1020 Lester, Ypsi 48198
James Garfield	209 W. CROSS ST YPSI 48197
PATRICK Sloan-Turner	724 N. RIVER ST. 48198
ALEXANDRA DIETZ	623 N. ADAMS YPSILANTI 48197
Cameron Griggs	835 Forest Ct. Ypsilanti. 48198
Jorie Peterson	8648 Macarthur Blvd 48198
Chelsea Naegle	225 S Grove St. Ypsi 48198
Douglas Naegle	225 S Grove ST Ypsi 48198
Jacob Sumbak	507 N. Washington St. Ypsi 48197
Craig Olson	1809 Sheffield Dr 48198
Nick York	1298 Laramie Road
Ben Bur	707 Dwight st
	320 N Adams St #1 48197
Je. Potts	105 N. Huron

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
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<u>NAME</u>	<u>ADDRESS</u>
Michelle Hetrick	508 1/2 N Huron Ypsilanti MI 48197 48092
Michael Campbell	722 Sowell
Dorian	236 Ave line
Kelly Galos	404 N HURON #2 Ypsilanti MI 48197
Eric Spaulding	820 E. Forest Ave Ypsilanti, MI 48198
Charles Gibson	505 N Adams, Ypsilanti, Mich 48197
Robert Arbourn	2849 N DAWSON PEXDA MI 48130
JENNA BAZZEL	208 E FOREST AVE YPSILANTI, MI 48198
BRET KELLY	8410 RICKIE LN WESTLAND MI 48185
Wm Deane Waters	104-106 W. Mich Ave 48197
Hamilton Zuckers	8152 Stamford Road 48195
Carson Cokola	211 Olive St. Apt #2
Tim Trammell	3096 international dr APT 2126 A
JEFF WIERMAN	800 Hemphill
Charlote Hall	900 Jefferson St 48197

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NAME

ADDRESS

KANSSA JONES	1429 LeForge Rd
Hunter Meyers	722 Lowell St.
Charlie McBride	720 Lowell St.
Eliaad	855 Green Rd
Savannah Vanness	504 St Johns St
Cullen Youngs	404 West Forrest
Max Simpson	31 Sarson
Kate Havers	401 Holmes Rd 48198
Felisha Chavelle	3110 Fennew
Lucas Collins	516 St John Street
Laura Rickle	516 St Johns St.
Robert JACKSON	1233 Russell St 48198
Michael	1509 Robby Lane 48198
Thompson	7448 Over Dr. 48197
Karen King Jr	118 College Place Ypsi MI

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NAME

ADDRESS

D Hursan	213 W Forest Av
Leonida Fleming	311 Jarvis St Ypsilanti MI
Steven Thomas	3381 Huron River
Leon Martin	402 Bedford
NATHAN DOTZ	330 MAPLE
BETHANY ROLL	317 SOUTH ST
William Busceti	720 Lowell St ATZ
Max Trombley	334 JAMES APT 209
Matthew Childress	5900 Bridge Rd
Tyler Johnson	638 N. Adams St.
Kelanda Lawyer	528 Huron
Lea Sobie	921 W Cross #2
Paul Donnelly	628 N. Prospect St.
Connor Radovich	1262 Medford Dr.
TOM MEYER	1657 Golden Lane Yps.

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NAME

ADDRESS

MICHAEL BUSTAMANTE	1820 MANCHESTER DR.
Alex Striker	508 1/2 N HURON
Rebekah Acuña	1258 LeForge Rd
Nashay Beauverd	1410 Shore
Theodore Fair	214 W Forest
Chris Oosterling	304 Jarvis St
Demetrius Jenkins	727 Green Rd Apt. 537
Jessica Martin	11749 PRISCILLA
K. Thomas	508-NORTH HURON.
Cliff Seckman	508 N. Huron
Breanna Thomas	508 1/2 Huron
Andrea Kaurin	535 Jefferson St
Johnnie Best	535T Jefferson St.
Bushy Grassani	9147 ascent dr
Betty Sims	626 N Adams St.

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<u>NAME</u>	<u>ADDRESS</u>
Dante S. Frank	9000 MacArthur Blvd
Brandon Moore	1246 Stanford Rd
Kemal Kasaschuster	622 N. Adams
D.S. Cortell	326 Jarvis St.
Thomas James	401 E. Cross St.
David Moan	219 N Adams St
Shannon Moravec	760 Jenness St Apt 11
Jay Vlahon	819 N. Prospect Rd.
Simon A Campbell	713 Corner Ypsilanti MI
Brandon bruff	1150 W Clark Rd
Troy Gile	713 Hemphill Ypsilanti
ANNE COMBS	27 E. CROSS ST. YPSILANTI.
MONICA LESHER	1919 SHEFFIELD DR. YPSILANTI
Aaron Apsey	959 Washtenaw Rd.
Daninger Jones	520 N. Adams 48197

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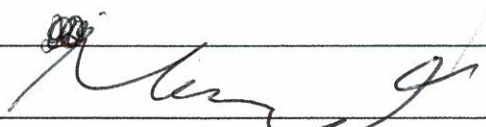
NAME

ADDRESS

Catherine Hayes
Nicholas Davis
Andrew Snyder

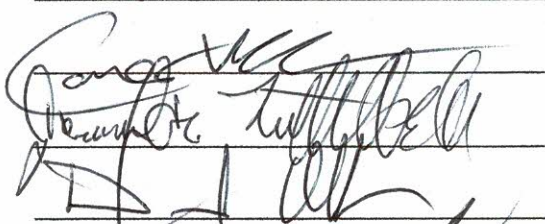
553 Woburn Dr.
518 Terrace Ln Ypsi
1702 E. Forest Ave

Heather
Mouhammad Ahmad



Tracey Pope
Monica Pope
Patrick Lulu

315 BENJAMIN DR
315 BENJAMIN DR 48198
516 N Adams St 48197



860 Starwick 48105
407 East Cross St X2
308 Maple

M. Vignani
Ana Santana

120 N. Hamilton #3 Ypsi, 48197
518 W. Hamilton

Christine Magalister
Lori Colucci

508 Huron
505 Adams

**PETITION IN SUPPORT OF VARIANCE REQUESTS OF THE KEG PARTY
STORE OF 534 N. HURON STREET, YPSILANTI, MICHIGAN 48197**

We, the undersigned, friends and neighbors of The Keg Party Store, and Ownership, hereby support his Application to the City of Ypsilanti Zoning Board of Appeals for Variances to permit the installation of applied window panels to both the west and north sides of the existing building and new brick veneer on the existing building, and that the panels of brick veneer on the new addition shall be installed so that they can be removed and replaced with glass windows in the future. We also support allowing the building entrance on a 45-degree angle at the southwest corner of the proposed addition, abutting both N. Huron St. and the building's parking lot. Finally, we support his request to the Planning Commission for a full or partial waiver eliminating the ordinance setback requirement of parking on the south side of the lot.

NAME

ADDRESS

Chris Moler

329 Jarvis St. Apt. 411 Ypsilanti, MI

Mike Keller

105 Johnson St. Ypsi

Dicky Senkewicz

2050 Lakeview Dr, Ypsi.

Corynne Miller

516 N. Hamilton

Jan Kelly

116 N. Hamilton #1

Amelie Weacher

1237 Lincolnshire A²

Michael Welchans

818 N. Prospect, Ypsi

Deanna Cemazar

818 N. Prospect Ypsi.

Josh Chornoff

1539 Mac Arthur Blvd Ypsi

K. Kunk

955 CARVER AVE Ypsi 48197

Kostas Boutsikakis

295 Jarvis St Ypsilanti

MA Boutsikakis

329 Jarvis St. Ypsilanti, Mi

Jacob Ernete

508 1/2 N. Huron St. Ypsilanti, Mi

Xavier Kimbrough

302 N. Adams 48197

Carly Radgett

329 Jarvis St 48197

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NAME

ADDRESS

Jessica Benmore	525 N Adams St. Unit 4
Chris Fry	717 Hemphill
D. Jones	917 W. Cross
J. Cassidy	2500 Lakeshore Apt A 524 Ypsilanti
DAN SOFIA	305 N HAMILTON
Joe M. M.	1415 Evelyn
J. Caputo	1431 LeForge
Bobby Ragdale	1431 LeForge
Ashah Benson	119 N Hamilton
Kim Kennedy	741 Forest Ct
Matt Craft	7574 Cross creeks Terrence, MI 48182
Darien Foley	115 Bell St.
Michael Koscielniak	621 N River, Ypsilanti, MI
MARY ELEAZAR	1252 CONCORD
LISA SAUL	818 N. Prospect

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NAME

ADDRESS

PRISCA TIDE	492 BELMONT
HERMITE MBANI	5 GREEN ROAD
BRUNO MBUISSU	GREEN ROAD
HARDING EMEX	517 GREEN ROAD
LUCK BADI KISSIKA	809 N. HURON ST
Andrew Clark	702 Dwight
Shiloh Sanch	9215 Walnut Dr.
Deoshyanne Wallace	557 Woburn Dr
Stephanie Woodard	557 Woburn Dr
Jacob Adin Meom	704 Pearl St. Apt 2
Mr. STEPH OWEA	80 GREEN RD YPSI
Max Fraleigh	HAMILTON, YPSI
Michael Horgraw	645 Villa Drive
Lukas Collins	2070 Marble Ct
MICHAEL SLATER	302 S. WASHINGTON
Dylan Thompson	40 ^{Apt 2} E Cross St

Agenda
Planning Commission
Wednesday, 14 November 2018 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

V. Presentations and Public Hearing Items

- Non-family Occupancy Cap
Public Hearing: Text Amendment



November 2018

Text Amendment
Increase in Non-family Occupancy Caps

GENERAL INFORMATION

Applicant:	City Council
Application Date:	2 October 2018
Action Requested:	Zoning Ordinance Text Amendment to changing the “three unrelated adults requirement”.
Staff Recommendation:	Approval.

BACKGROUND

On October 2, 2018, Council passed the attached resolution directing staff and Planning Commission to consider changing the “three unrelated adults” requirement within the zoning ordinance. Per this resolution, Council is requesting this change specifically in the CN and CN-Mid zoning districts, which are centrally located and largely rental.

The requested change refers to the definition of “family,” which effectively caps the number of *unrelated* persons who can reside together in a dwelling unit not within the GC, NC, HC, and MD districts at three; within those districts this cap is set at 4. This does not limit the size of *families* who can dwell together. The definition of “family” includes those related by blood, legal action, or by virtue of being a continuing, nontransient domestic unit acting as a single nonprofit housekeeping unit. Further, it allows for up to two unrelated individuals to reside in the same unit as a family.

Non-family households with more than the threshold number of occupants are de facto considered “group residence.” Group Residences/Roominghouses are permitted by right in the HHS district with up to six residents; 7 or more residents require a special use permit. Group Residences/Roominghouses in the CN district are permitted only by Special Use permit. There are many Group Residence/Roominghouse Special Use permits that have been issued in the City, as well as similar SUPs that predated the current definitions (fraternity/sorority being the most common). Please recall that Special Use Permits do not expire except in rare cases, such as medical marijuana, and they run with the land, meaning that they stay with the property even if it changes hands or occupancy changes.

CURRENT DEFINITIONS AND REGULATIONS

Family means:

- (1) One individual;
- (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with:
 - (i) No more than two domestic workers employed by the household; OR
 - (ii) No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit;
- (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the MD district and in any permitted residential uses in any corridor district the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or
- (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

Group residence means a building used as a residence by a group of persons who are not a family on a weekly or longer basis. Typical uses include cooperatives, sororities and fraternities. This definition does not include boarding houses, roominghouses or other group living more specifically defined in this Chapter, specifically any group living or care facility licensed by the State of Michigan.

Roominghouse means a building, other than a hotel or motel, bed and breakfast lodging, or inn, where for compensation or by prearrangement for definite periods of time, lodging or lodging and meals are provided for three or more unrelated persons, not living as group or household. The term "unit" as it refers to a roominghouse shall mean sleeping room, or a room which may be used as a sleeping room. (See "Sleeping room.") A boardinghouse or lodgishouse shall be deemed a roominghouse for the purposes of this chapter.

RECENT HISTORY

Group residences/roominghouses were one of the more contentious items in the 2014 zoning update, and have been historically contentious as well, at least back to the late 1970s. Recently, the Planning Commission authorized creation of a Housing Committee and charged them with the creation of a Housing Plan. This committee is currently beginning public outreach; this may be a topic for this committee to take up so that the public may have an opportunity to both provide feedback on topic as well as become informed that this item is potentially changing.

The zoning ordinance underwent a full overhaul in 2014 (effective Jan 2015). The areas in which group residences/roominghouses/etc could be permitted were expanded, in response to the public's desire to have that style of housing available, specifically in the form of co-ops, but also generally as a lower-cost alternative. Specifically, roominghouses had been permitted in R3 (similar to CN in location) as a special use, with a maximum of 6 sleeping rooms; R4 permitted them as a special use with no maximum number of sleeping rooms. In both districts, they were required to be more than 200 feet from an R1 or R2 district, as well as meet certain lot size and structure size and composition requirements. In addition, the Student Overlay zoning district permitted the location of sororities and fraternities, subject to lot size minimums, setbacks from the R2 district, and landscaping requirements. The current ordinance places no restrictions on lot or structure size beyond standard minimums, and do not dictate structure composition beyond adherence to building code.

The definition of “family,” however, is relatively unchanged from the pre-2015 ordinance.

2014	current
<i>Family</i> means: (1) One individual; (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with: a. No more than two <i>servants</i> of the principal occupants; b. No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit; (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the <i>R4 district and in any permitted residential uses in any commercial or manufacturing district</i> the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.	Family means: (1) One individual; (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with: (i) No more than two <i>domestic workers</i> employed by the household; OR (ii) No more than two additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit; (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed three, except in the <i>MD district and in any permitted residential uses in any corridor district</i> the total number of occupants in this group shall not exceed four, unless otherwise provided for in this chapter; or (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

OUR NEIGHBORS

Ann Arbor

Family. An individual or group of individuals occupying a dwelling unit as a single housekeeping unit in accordance with the standards of section 5:7.

Rooming house. A building, other than a hotel or dormitory, where for compensation and by prearrangement for definite periods, lodging is provided for more than 3 roomers.

(https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances?nodeId=TITVZOPL_CH55ZO_ARTIINGE_5_1DE)

5:7. - Residential occupancy.

- (1) *Intent.* This section is intended to reasonably regulate the number of persons who can live in a residential dwelling unit. The city finds that occupancy limits are needed to provide density control; preserve and enhance residential neighborhoods as stable, quiet places for citizens to live and raise children; protect safety and welfare; and maintain property values. Such limits are also needed to insure that there are adequate public and private facilities including adequate offstreet parking, utilities, and adequate lot size to accommodate the residents of each dwelling unit without impairing the character of the neighborhood. The city also finds there are a number of residential living arrangements other than the traditional biological family arrangement. This section is intended also to accommodate those alternative living arrangements.
- (2) A dwelling unit may not be occupied by more persons than 1 of the following family living arrangements:
 - (a) One or more persons related by blood, marriage, adoption or guardianship living as a single housekeeping unit, in all districts.
 - (b) Four persons plus their offspring living as a single housekeeping unit, in all districts.
 - (c) Six persons living as a single housekeeping unit in R4 districts.
 - (d) A functional family living as a single housekeeping unit which has received a special exception use permit pursuant to [section 5:104](#).
- (3) In this section, offspring means descendants, including natural offspring, adopted children, foster child and legal wards.
- (4) In this section, functional family means a group of people plus their offspring, having a relationship which is functionally equivalent to a family. The relationship must be of a permanent and distinct character with a demonstrable and recognizable bond characteristic of a cohesive unit. Functional family does not include any society, club, fraternity, sorority, association, lodge, organization or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary.
- (5) In addition to the standards of [section 5:104](#), a permit for a functional family is subject to the following standards and regulations:
 - (a) It must meet the definition of this section.
 - (b) Two offstreet parking spaces must be provided. Additional parking spaces may be required by the Planning Commission if any of the following conditions are met:
 - i. The property is located more than 300 feet from a bus stop.
 - ii. Street parking available for visitor parking is limited.
 - iii. The petitioner intends to park more than 2 vehicles regularly on the site and there is limited area available for tandem parking in a driveway.In order for the Planning Commission to determine if adequate parking will be provided, the petitioner must submit a plan indicating the location of proposed offstreet parking and an analysis of public

parking and transit facilities provided within a 300-foot radius of the parcel.

The Planning Commission may defer the provision of up to 40% of the required spaces if shown on the approved plan for the permit. If the building official determines that some or all of the deferred parking spaces are needed, these spaces must be installed. Any person aggrieved by the building official's determination may appeal as provided in [section 5:97](#) of [Chapter 55](#) of this Code.

- (c) The permit shall apply only to the functional family type which obtained the permit and shall be limited to the number of persons specified in the permit.
- (d) There is a contact person who will act as head of household in relating to the city.
- (6) The Zoning Board of Appeals may grant a variance from the standards of this section if it is reasonably necessary to give a handicapped person (as defined in 42 USC Section 3602) equal opportunity to use and enjoy a dwelling.
- (7) The occupancy limits of this section do not apply to rooming or boarding houses, fraternity or sorority houses, student cooperatives, emergency shelters, or convalescent homes.

https://library.municode.com/mi/ann_arbor/codes/code_of_ordinances?nodeId=TITVZOPL_CH55ZO_ARTIIUSRE_5_7REOC

To sum up: in Ann Arbor, a group of five or more adults, if not related by blood or law, would have to apply for a Special Exception Use (same process and type of permit as our Special Use, requiring public notice and public hearing) to be declared a “functional family;” a functional family also is subject to different parking standards and must not change “type.” What a “type” is, is unspecified in the ordinance.

Co-ops, roominghouses, frats/sororities, etc, are defined separately; they are permitted in the downtown districts (equivalent to our Center district), R4A, B, C, D, & E (multiple family dwelling districts); by special exception use in R2B (two family dwelling district and student housing district). The closest City equivalent to these districts would be CN and MD.

In Ypsilanti, a “functional family” determination is an administrative decision, which may be appealed to the Zoning Board of Appeals. It is the current practice to require an affidavit stating that the group is a family. In the past, planners have checked leases. Generally, these inquiries are in response to neighbor complaints, but are sometimes borne out of rental housing inspections which reveal an unusually high number of occupants.

Ypsi Township

Family:

1. A single individual or a number of individuals domiciled together whose relationship is of a continuing nontransient, domestic character and who are cooking and living together as a single, nonprofit housekeeping unit, related by the bonds of consanguinity, marriage, or adoption, together with servants of the principal occupants and not more than one additional unrelated person, with all of such individuals being domiciled together as a single, domestic, housekeeping unit in a dwelling.
2. The functional equivalent of the domestic family, that is, persons living together in a dwelling unit whose relationship is of a permanent and distinct character and is the functional equivalent of a domestic family, with a demonstrable and recognizable bond which constitutes the functional equivalent of the bonds which render the domestic family a cohesive unit. This definition shall not include any rooming house, society, club, fraternity, sorority, association, lodge, coterie organization or group whose association is temporary or seasonal in character or nature. For the purposes of enforcement, it is presumed that a functional equivalent of a domestic family is limited to six or fewer persons.

Rooming house: A residential building where rooms or suites of rooms are rented, for compensation whether under a written lease or not, by arrangement for definite periods, where the renters use common facilities, such as hallways and bathrooms. A rooming house shall not include hotels, motels, apartment houses, tourist homes, one-family dwellings, two- and multi-family dwellings or fraternity and sorority houses.

[https://library.municode.com/mi/ypsilanti_charter_township_\(washtenaw_co.\)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTIICOLADE_S201DE](https://library.municode.com/mi/ypsilanti_charter_township_(washtenaw_co.)/codes/code_of_ordinances?nodeId=COOR_APXAZO_ARTIICOLADE_S201DE)

Although roominghouses are defined, they do not appear elsewhere in Ypsi Township's ordinance. It would not be unreasonable to assume that they do not permit them. It would appear that although roominghouses (and similar group residences) are not permitted, "functional families" are permitted with up to six people, and not permitted with more. Note: It is very possible that this has been interpreted by Ypsilanti Township as meaning that they permit/do not enforce on group living arrangements with 6 or fewer people; in Ypsilanti City, we permit/do not enforce on group living arrangements with 3 or 4 people, depending on their zoning district. In the chart below, we have taken the most conservative approach to interpreting their ordinance.

	<i>Ypsi City</i>	<i>Ann Arbor</i>	<i>Ypsi Township</i>
Family by blood or law	No cap, + 2 unrelateds	No cap	No cap, +1 unrelated
Functional family	No cap, administrative decision	No cap, Special Exception Use	Capped at 6
Non –family occupancy (most restrictive zoning district)	3	4	Not permitted/6
Non-family occupancy (least restrictive zoning district)	4	6	Not permitted/6
Roominghouse/group residence by right	HHS: up to 6	downtown districts (equivalent to our Center district), R4A, B, C, D, & E (multiple family dwelling districts)	Not permitted/6
Roominghouse/group residence with Special Use	HHS: more than 6 CN (no cap)	R2B (two family dwelling district and student housing district)	Not permitted

SYNTHESIS

The neighboring communities seem to have a cap of non-family occupancy at 6. This aligns with the State licensing for family day care homes and adult foster care homes; both cap number of parties under care at 6. It would be possible to modify CN to permit for by-right roominghouses/group residences up to 6, with larger roominghouses/group residences still requiring a special use permit; likewise, it may be possible to permit roominghouses/group residences with up to 6 residents with a special use permit in CN-Mid. It would be advisable, however, to limit both of these to occupying single-family homes; the City does have some "roominghouses" that are simply larger units in a multifamily building. These are leftovers, generally, from the first City housing boom in the 1940s, and generally constructed to be aligned with the minimum standards for habitability at the time. As they are one "unit" in a larger building, they are generally very challenging to update to today's standards.

It might also be possible to raise the non-family occupancy limit to 4 across the board, rather than only in specific zoning districts. However, as noted previously, this can be a contentious topic and should be referred to the Housing Committee for further review, so that any ordinance adopted is sustainable and consistent with the goals and wishes of the community.

MASTER PLAN**page 6**

The Guiding Values are used to guide policy and ordinance decisions. Staff believes that the following three are likely the most applicable to this discussion.

Safety comes first. The City is dedicated to being a secure place to live, study, work, visit, and play. While budgets for safety services are separate from the Master Plan, decisions about land use, housing, transportation, equity and sustainability should protect and enhance safety.

Ensuring that it is possible to provide safe living spaces is important. In this context, safe means not only “safe from crime,” but also “safe from hazards,” such as fire, mold, and other risks associated with the older buildings that make up Ypsilanti’s housing stock.

Diversity is our strength. Ypsilanti is a multicultural city with people from different races, sexual orientations, incomes, and walks of life. The ability to be who you are attracts people to Ypsilanti. In decisions, the City will ask how actions welcome, provide opportunity for and sustain its diverse population.

A diverse housing stock welcomes a diversity of residents. Ypsilanti already has a relatively diverse housing stock, this may increase the number of households with non-family co-occupants. A building may be easily converted from a single-family home to a roominghouse; it is, in some cases, an economical way to house several adults.

We can only achieve our vision by building a community amongst ourselves and with our neighbors. Relationships are the key to success. While each group and neighborhood needs space for themselves, the City thrives when we work together. The community includes not only those who live in the City, but those who work and study here and own businesses as well as Ypsilanti Community Schools, neighboring municipalities, the City of Ann Arbor and Washtenaw County.

As you can see from the difference between Ann Arbor, Ypsilanti City, and Ypsilanti Township, there is a vast spectrum of ways to address non-family co-occupancy, even in the relatively small geographic area that is Washtenaw County. The fact that each community has chosen a different way – and different occupancy levels and notification requirements despite sharing, essentially, similar populations – speaks to the potentially divisive nature of this topic. Although some zoning text amendments are simple and straightforward, this one has potential to be highly controversial. Staff recommends that Planning Commission await the recommendations from the Housing Committee, as the Housing Committee is in the process of doing research and planning outreach regarding recommendations

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 welcomes additional population. This would not substantially change the existing housing stock.
- Anyone, no matter what age or income, can find a place to call home in Ypsilanti: per the decision-making rubric, this action maintains, and has the potential to create, homes for additional people. Although it is notable that Ypsilanti’s current regulations generally provide a more permissive regulatory environment than our neighbors, there is a regional housing shortage at all levels; additional housing at all price points and types will be needed to address this shortage.

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

This amendment could affect all districts in which housing is permitted, that is, all except PMD and Parks.

(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 could potentially allow more individuals the ability to find a home in Ypsilanti. This is not inconsistent with the aim of the ordinance. This could increase diversity; it could provide stable housing to many; urban living is generally preferable from a sustainability standpoint to living in suburban or rural areas; more people in Ypsilanti would support transit, and be supported by it; and more people are both more customers and more workers for local businesses.

However, the wording of the particular request- to increase non-family co-occupancy in CN and CN-Mid, in particular- would increase non-family co-occupancy in an area which already has a large number of non-family co-occupants. The City, historically, has tended to spread out polarizing uses, requiring buffers for roominghouses, supportive housing, adult regulated uses, medical marijuana, outdoor cooking, outdoor cafes, and more. In light of the Housing Plan process, staff believes it worth having a larger conversation about non-family co-occupancy in general, not only in these two districts.

(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 may increase the population of the City, and its density, slightly. This would support transit and be supported by it. This would also provide a greater customer and worker base for local businesses.

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

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

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

Staff does not anticipate that this amendment will negatively affect the natural features or environmental sustainability of the City. Increased population density in urban areas, broadly speaking, supports sustainability goals.

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

The proposed change to the zoning ordinance could help provide more homes to more Ypsilantians.

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

There was not an error or omission in the original text.

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

This change would be in reaction to the increasing need for housing of all types in Washtenaw County as a whole, and in areas accessible to transit and walkable resources in particular.

(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.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend that the Housing Committee examine this issue as part of its charge to draft a Housing Plan.

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File



As Amended
Resolution No. 2018-253
October 2, 2018

Resolution directing staff to proceed with an application for a zoning text amendment to change the non-family occupancy caps in single-family homes in the CN and CN-Mid zoning districts

Whereas Ypsilanti has a diverse housing population including approximately 65% of rental and apartment dwellings, and

Whereas Ypsilanti is seeking ways to address increasing demand and costs for housing, and

Whereas Rental Housing is at 95% or higher capacity for much of the year, and

Whereas, apartment tenants are limited to 3 unrelated adults in our current zoning, and

Whereas, this language is restrictive in some cases depending on the number of bedrooms to a dwelling, and

Whereas, CN and CN-Mid zones are primarily rental properties and encompasses a wide range of numbers of bedrooms, and

Whereas CN and CN-Mid would gain the most benefit from this change allowing for more people in some apartments than is currently available,

Whereas this change does not allow an apartment to have more residents in one dwelling than is appropriate,

Therefore be it Resolved that the City Council of the City of Ypsilanti directs the Planning Commission to consider changing the 'three unrelated adult's requirement'

OFFERED BY: Council Member Bashert

SUPPORTED BY: Council Member Murdock

YES: 6 NO: 0 ABSENT: 1 (Edmonds) VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2018-253 as passed by the Ypsilanti City Council, at their meeting held on October 2, 2018.

Frances McMullan, City Clerk