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

I. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

II. ROLL CALL

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

Absent: T. Dennis, H. Jugenitz (excused)

Staff: Bonnie Wessler, City Planner
Joe Meyers, EDC Director

III. APPROVAL OF MINUTES

Commissioner P. Hollifield moved to approve the minutes of November 14, 2018 (Support: J. Talaga) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

Nathanael Romero, Ward 1 – support kiosks – great for city – social media a powerful tool to get information out there. He is a member of the sub-committee on Housing and feels it would be great if we could publicly advertise on kiosks. Great for free-lancers, musicians, etc.

Brian Geringer, 415 Pearl – supports lifting ban on public flyering until certain amount of kiosks are built. He feels this is a Human Rights issue – lack of ability for musicians to be able to post their information giving access to the public and level the playing field.

Christina Glulia, **lives in Ward 1** – strongly supports public kiosks. Understands the problem with litter on light poles, etc and is a nuisance people not taking them down, but there is nowhere for people to go to know about events. The city has lost all the press and need to be able to inform people about events. She is a member of the Music and Arts Guild and feels we need a place to be able to let the public know of community events, etc. She strongly supports kiosks.

Kyle Hunter, 430 S. Adams – Supports kiosks. He stated that he had put information on light poles and as he was doing it, one of the city officials was right behind him removing them so he agrees that kiosks would be a great addition because of the in ability of places for residents to post their information. He recommends a temporary stay on the ban on putting stuff on light posts until we come up with an agreement on kiosks giving local artists an opportunity to promote themselves. Also supportive of people being able to post things on vacant buildings.

Amber Fellows, Ward 3 – Vice Chair of the Human Relations Commission, in attendance on their behalf. She passed out two documents which she planned to discuss – the ordinance and the resolution. She stated this all began in 1983 when an ordinance was enacted under the Nuisance Ordinance to ban the posting of notices in public spaces, light posts, etc. Since that time there has not been any public outcry for anything to replace this function. She stated there are two places in the current Code of Ordinances where the language is ineffective and needs to be fixed. She has heard from city staff that there are two locations that are regarded as kiosks; at Riverside by the bridge and the other is on S. Grove. If this is the case, it should be brought to the attention of the public that public noticing is allowed at these two locations.

She detailed the specific ordinances with which she had concerns – adding that the ordinances in question do not function in a way that would be advantageous to the public. She realizes this is not under the jurisdiction of the Planning Commission but she is looking to gain support to go before City Council.

Since there is no newspaper in the city, there is no way to get information to the public. She would like to see everyone treated equally and by having kiosks, there would be a specific location for all people in the city to post their information. She also pointed out that it is possible that it is an ACLU violation to have an ordinance on the books that restricts freedom of speech; if someone posted something and the city enforced the ordinance by taking it down, it might be a violation. She referred to an ordinance in Ann Arbor and it is her opinion that the City of Ypsilanti should mirror that ordinance.

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. 9 Casler – Serious Sober Living

City Planner Wessler stated that this is a request to rezone a parcel on the north-east of Spring/Harriet and Huron intersection, near intersection of Casler and Bell. It has been used in the past as a single family home and is surrounded in the immediate area by single family homes, and in the wider area, some multi-family and just to the northeast as you go to the south, there are a mix of uses. In the Master Plan it does not distinguish between the three levels of zoning for core neighborhoods. The property is currently zoned CN-Mid, as are the other properties fronting on to Casler. The applicant is looking to rezone to CN, Core Neighborhood that would permit an increase in density as well as rooming houses, etc. At this time, staff is recommending denial.

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

Kirk Winnega, who was accompanied by his wife, owners of the property – stated that it is their belief they do fit into the neighborhood. Although they are non-profit, they are a good example to others. They have been blessed and want to give back – although they are a non-profit, they don't make any money. The people have to be students; there are curfews;

have drug testing, they work with counsellors as well as their families help them write resumes. The kids know they have to follow strict rules. They have no neighbors to the right – most of the kids have no cars so traffic is not a problem. They take kids for free. Mr Winnega stated that they'd put a deed restriction on the house for single-family and similar uses only if they were approved.

Jacob Winnega – is the son of the owners - helps manage the site – he has been sober for 6 years and wants to help with others like the help he got.

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

Commissioner Talaga how many residents they currently have and Mr. Winnega responded that they currently have six. Commissioner Simmons asked how long they had been in existence and Mr. Winnega responded they have been in existence for one year. Ms. Wessler added that they are allowed to operate while they are going through this procedure.

Ms. Wessler also discussed conditional map rezoning that could be granted in conformance with the Master Plan, as the applicants had freely offered a condition in a public meeting in compliance with the ordinance, and asked if the applicant and the Planning Commission might like to proceed with the Conditional Rezoning process rather than the original process. After further discussion, Commissioner Talaga moved to table this item for 9 Casler allowing staff to discuss conditional rezoning with the applicant and revisit at the next Planning Commission Meeting and proceed with recommendation to council from there. (Support: P. Hollifield) and the motion carried unanimously.

VI. OLD BUSINESS

1. 307 N River – Site Plan Review.

This item was tabled 7/18/2018 – to remain on table.

2. Medical Marijuana Provisioning Centers: Increase in buffer

Tabled from 3/21/2108 – Item to remain on table.

VII. NEW BUSINESS

1. Annual Report

Planner Wessler reviewed information on business completed this past year and projects that we hope to work on in 2019. Some discussion was held on the Bell/Kramer area as well as eco-districts. Commissioner Hollifield moved to approve the annual report with transmittal to City Council (Support: J. McGadney) and the motion carried unanimously.

2. 2019 Schedule of Meetings

Commissioner Hollifield moved to approve schedule of meetings for 2019 (Support: J. Talaga) and the motion carried unanimously.

3. Reappointment of Members to the Non-Motorized Transportation Committee

Commissioner Hollifield moved to approve the re-appointment of members B. Krzewinski and Sarah Walsh to the Non-Motorized Committee (Support: J. McGadney) and the motion carried unanimously. Mr. Krzewinski asked if staff was aware of anyone who would be interested in being on the committee, to let him know.

4. Public Kiosks

Chair Dunwoodie stated that since Commissioner Hollifield was not in attendance at the last meeting and since he is the senior member of the board, he wondered if he had any thoughts on the possible use of kiosks in the city to allow residents to post information. Commissioner Hollifield stated that he is torn about the way things look. Not everyone is into social media but wondered about the possibility if there was some electronic way to post stuff that would only be up for a limited amount of time, he would be supportive of that. McGadney asked if there is any mechanism for us to get kiosks and Chair Dunwoodie responded that like the Human Relations Commission, we do not have control over ordinance enforcement or money for construction of kiosks. We could do a resolution in support.

Chair Dunwoodie stated that there seems to be some confusion if there are currently kiosks and if so, where they are located. Planner Wessler stated that they are new; they were installed as part of the Water St trail and bridge; one at the north end of pedestrian bridge and another at the terminus of the trail at South Grove. They look a lot like bulletin boards and anyone should be able to post a flyer there.

Bob Krzewinski added that he would caution kiosks be located on the border-to-border trail and some discussion be held with the Parks and Recreation since at some time, there will be maps, etc. along the trail and could be confusing with people posting information that does not apply to the trail.

Based on discussion of the Commissioners, Ms. Wessler recommended the following verbiage as a starting place for a resolution:

"Whereas the Planning Commission is in receipt of the Human Relations Commission resolution #2018-03, regarding Section 42-81 of the Ypsilanti Code of Ordinances, and
Whereas members of the Human Relations Commission and members of the public have come before the Planning Commission to express support of this subject;
Now let it be resolved that Planning Commission refer this matter to City Council for further consideration of Resolution 2018-03."

Commissioner McGadney moved to approve the resolution as noted above (Support: J. Talaga) and the motion carried unanimously.

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

January – discussion of general corridor 1000’ buffer for medical marijuana provisioning centers, parking standards, corner visibility standards, commercial sales and use of firearms.

IX. COMMITTEE REPORTS

1. Non-motorized Committee Report

No committee report available.

2. Master Plan – Housing Affordability/Access subcommittee report

No committee report available.

3. RFP

Ms. Wessler stated that staff did put an RFP for a Master Plan update and Sustainability Plan all on one. A lot of our plans are being updated in the coming year!

X. ADJOURNMENT

Since there was no further business, Commissioner McGadney moved to adjourn the meeting (Support: J. Donnelly) and the motion carried unanimously. The meeting adjourned at 9:01 pm.