



CITY OF YPSILANTI
Planning Commission MEETING
Wednesday, December 21, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

Page

I. CALL TO ORDER

II. ROLL CALL

Matt Dunwoodie, Chair
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Michael Simmons
Carl Schier
Amanda Smith
Brian Jones-Chance | Welcome to the Commission

III. AGENDA APPROVAL

IV. APPROVAL OF MINUTES

3 - 6 A. [PC Action-Minutes 11162022](#)

V. AUDIENCE PARTICIPATION

VI. COMMITTEE REPORTS

7 - 9 A. Non-Motorized Committee Report
[NMAC Meeting Minutes November 2022](#)

11 - 12 B. Reappointment of Dylan Goings
[December 2022 NMAC Reappointment](#)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

13 - 23 A. Zoning Text Amendment 1) Section 122-451 to allowfor "Roominghouses" in the Historic Corridor as a principal or special use; and 2) Add Section to Chapter 122, Article V, Division 1 | Specific Standards for Certain Uses ("Roominghouses")
[ZTA Roominghouse-HC Final](#)

B. ZTA Application
[20221216 ZTA-App](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. Meeting Dates for 2023

**X. FUTURE BUSINESS DISCUSSIONS/
UPDATES**

XI. ADJOURNMENT



CITY OF YPSILANTI
Planning Commission MEETING
ACTION MINUTES
Wednesday, November 16, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

I. CALL TO ORDER

II. ROLL CALL

Present: Dunwoodie, Simmons (7:06pm), Bettis, Davis Jr, Donnelly (7:03pm), Hollifield, Smith

Absent: Schier

III. AGENDA APPROVAL

Motion to amend the agenda to include Non-motorized Committee reappointments.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Smith

Approved: Yes – 5; No – 0; Absent – 3 (Schier, Donnelly, Simmons)

IV. APPROVAL OF MINUTES

Motion to approve the July 20, 2022 Minutes

Offered By: Commissioner Hollifield.; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Schier, Simmons)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

None.

Motion to close the audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

[Nonmotorized Report November 16](#)

Motion to reappoint Bob Krzewinski to the Non-Motorized Committee

Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to reappoint Mike Davis Jr. to the Non-Motorized Committee

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 212 N Summit Sketch Plan and Special Approval for 3 unit apartment

Motion to open the Public Hearing

Offered By: Commissioner Simmons.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission deny the Limited Special Use Site Plan for the 212 N Summit for the following reasons:

Considerations for Denial:

- 1. Applicant trash storage area plan does not meet the requirements of §122-608***
- 2. All parking spaces must be accessible to vehicles by means of maneuvering aisles. Except for one-and two-family uses, maneuvering or backing from a parking space directly onto a street or walkway shall be prohibited, and all parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle. The site layout makes the standard for vehicular access required by §122-683 very difficult to meet.***

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons

Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Schier)

- B. Zoning Text Amendment to allow for “Temporary Mobile Healthcare Establishments” in Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacture and Distribution, and Health and Human Services zoning districts.**

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Bettis; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission approve the text amendment 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 enhance the environmental sustainability of the City and not negatively affect its natural features.***
- 6. The proposed amendment will protect the health, safety, and general welfare of the public.***
- 7. The proposed amendment will address a community need in economic conditions.***
- 8. The proposed amendment will not result in the creation of significant nonconformities.***

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

- C. Sketch plan review at 599 S Mansfield for an automobile repair, towing, and vehicle storage facility.**

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission approve with conditions the Sketch Plan Review for the 599 S Mansfield for the following reasons:

Conditions:

- 1. Applicant must provide trash storage plan.*
- 2. Applicant must provide photometric / lighting plan.*
- 3. Applicant must provide curbing at landscaped islands and wheel stops in parking spaces.*
- 4. Applicant must provide sidewalk or a fee in lieu of the sidewalk.*
- 5. The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with §122-683.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

A. City of Ann Arbor Planning Division Notice

XI. ADJOURNMENT

Motion to adjourn at 9:16pm

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 2 (Schier, Davis Jr.)

Ypsilanti Non-Motorized Advisory Committee Meeting **Agenda**

Thursday, November 22, 2022, 7:00pm

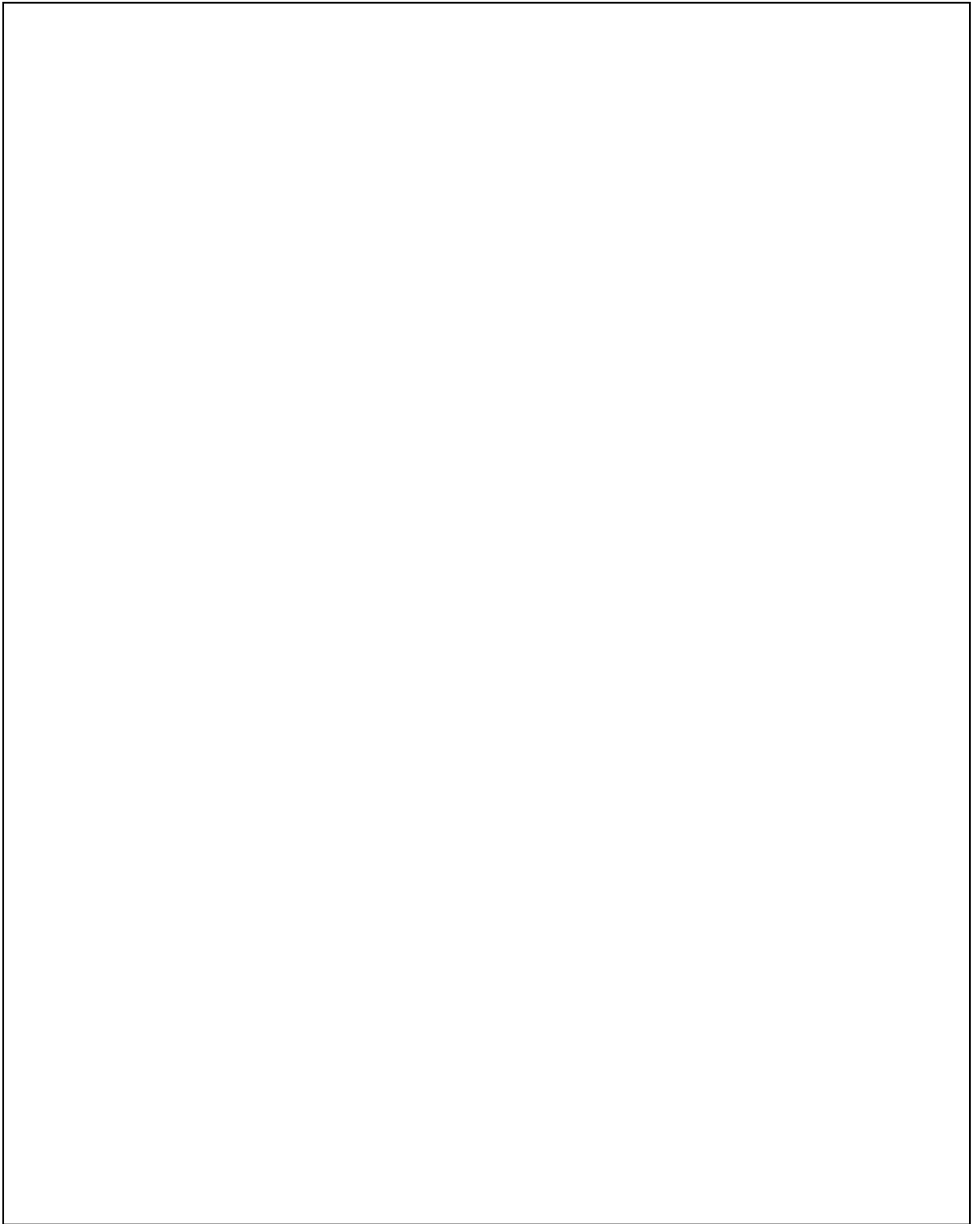
Ypsilanti District Library, 229 W. Michigan Avenue – Lower Lever (basement) Meeting Room

Agenda

Note: **Bold items** on the agenda indicate a priority for this meeting.

1. Call to order - The meeting was brought to order at 7:05pm at the Ypsilanti District Library, 229 West Michigan Avenue. Committee members attending were Mike Davis Jr., Dylan Goings, Jenny Rose Ryan and Bob Krzewinski (quorum met). Also in attendance was City Council member Steve Wilcoxon as the representative of the Planning Commission.
2. Introductions - Audience participation - Public input
3. General business
 - a. Agenda approval - Offered By: Committee member Goings; Seconded by: Committee Member Ryan. Approved: Yes – 4; No – 0.
 - b. Approval of July (last official meeting) meeting minutes - Offered By: Committee member Davis; Seconded by: Committee Member Goings. Approved: Yes – 4; No – 0.
 - c. Reappointment on lapsed Committee member terms - Both committee members Bob Krzewinski and Mike Davis have officially been reinstated by council.
 - d. Other - Proposal by Committee member Davis to create a simple flyer for promotion of the committee to recruit more members. Committee member Ryan offered to brainstorm ideas for this to present at the next meeting.
4. Old & continuing business
 - a. 2022 Committee priorities
 1. City Non-Motorized Plan
 - **Vision Zero ordinance (City taking action to have zero-related traffic fatalities by a set date) - Committee member Davis provided statistics on traffic fatalities (3) and serious injuries (54) in the city over the last 5 years. Given the numbers, the goal of a Vision Zero ordinance seems feasible within a near-term timeframe. The committee discussed how to structure such an ordinance, decided to measure results over a rolling time window instead of at a specific date. Committee member Davis agreed to write up a first draft of such an ordinance for review at the next meeting.**
 - **Improved pedestrian signals & crosswalk ordinance - Accessible Pedestrian Signal - APS signal at Lowell and Jarvis is in place, but Committee member Krzewinski felt that the audio level was perhaps too low. The committee also agreed to start gathering a list of other intersections/crossings in the city that would be good candidates for future APS signal installations.**
 - Traffic calming and slowing motor vehicle traffic
 - Shifting modes of transportation more towards walking/bicycling - The DDA is considering not adding paid parking as part of repaving the Frog Island parking lot. This is viewed by the Committee as a bad incentive to encourage people to continue driving to a destination that should be walk/bike/non-motorized friendly. Committee will look to make their voice heard in this work to discourage this decision. Council member Wilcoxon said he would advocate for including paid parking.
 2. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, Rectangular Rapid-Flashing Beacon's, traffic calming, ordinance review. Concentrate on where most pedestrian activity occurs.
Member Davis proposed trying to put together a list of “quick hit” projects that could be worked on without major infrastructure improvements. This is probably a good committee task for the new year.
 3. Bicyclist Improvements – Additional bike lanes, safety signage, road markings, protected bike lanes, sharrows. **“Bikes May Use Full Lane” signs (link to League of Michigan Bicyclists web page on this subject at <https://tinyurl.com/LMB-BikeSign> - Member Krzewinski asked where future “Bikes May Use Full Lane” road signs could be placed. This is maybe a question for the Planning Commission.**

4. Communication & Education
 - Invite Mayor, City Council, Planning/Sustainability Commission members, City Manager, Police Chief, Public Services Director to Committee meetings.
 - Publish quarterly Non-Motorized Committee newsletter:
 - Review City Council, Planning Commission, Sustainability Commission agendas for possible Committee input at their meetings.
 - Spring bicycle safety education program for both motorists and bicyclists: May "Give Them Room" (3-foot passing a bicyclist by a motor vehicle driver).
 - Sidewalk/Curb Cut vegetation (summer) **snow removal (winter) promotion** by Committee. Member Krzewinski to post snow removal promo whenever the next real snow occurs.
 - Amplify public notice of Commission/City Council projects that impact non-motorized activities
5. Non-Motorized City budget – Determine yearly, non-motorized project funding amount available. Committee involvement in CIP review and non-motorized project funding disbursement decisions.
6. Neighborhood Connectors - **Low-speed streets "optimized" for bicycle & walking traffic:** Member Goings to start work on putting together a site to promote and educate about the neighborhood connector map that has been developed. Member Davis to work on updating the Google Map to reflect all the work on the connector project. Member Ryan to work on pulling together educational/marketing content to go on the website alongside the map.
7. Border To Border (B2B) Trail gap completion and enhancement: Grove Road bridge curb safety improvements
8. Bike & Walk Friendly Communities
 - Walk Friendly Community – **City "entrance way" signage**
 - Bike Friendly Community (BFC) – Review, and act on, suggested improvements. Work towards next layer of award (i.e. go from Bronze to Silver): Review suggested improvements from [BFC "report card"](#)
 - Bike Friendly Business program drive
 - **Runner Friendly Community application - Member Krzewinski to speak to his connection about this application and report back to the Committee.**
9. Events & Community Outreach - organized walks, cold weather cycling talks, EMU Bike Rodeo, Parkridge Festival, Fall "Be Seen" campaign (cyclists and pedestrians wearing reflective clothing), Halloween safe trick-or-treating:
 - Reports - **Parkridge Festival (August 27). Downtown Halloween Festival (October 28).**
10. Safe Routes To School
5. New Business
 - a. City Planning Department and Public Services Department updates
 - b. **2023 Priorities - Committee decided to review Vision Zero plan and priorities and discuss this at the next meeting.**
 - c. Other
6. Other Items
7. Next meeting - 3rd Thursday December 15, 2022. Downstairs meeting room reserved at downtown Michigan Avenue Library.
8. Adjournment - Offered By: Committee member Davis; Seconded by: Committee Member Goings: Approved: Yes – 4; No – 0. Meeting adjourned at 8:10pm.





City of Ypsilanti Non-Motorized Advisory Committee

Bob Krzewinski
706 Dwight Street
Ypsilanti, MI 48198
wolverbob@gmail.com - 734-218-3307

December 15, 2022

Matt Dunwoodie - Chairman
City of Ypsilanti Planning Commission
1 South Huron Street
Ypsilanti, Michigan 48197

Reference: Reappointment of Non-Motorized Advisory Committee Member Dylan Goings

Dear Matt

If the following business could be approved at the next Planning Commission meeting it would be appreciated.

Reappointment of Non-Motorized Advisory Committee Member

As per section 1.b of the by-laws of the City of Ypsilanti Non-Motorized Advisory Committee...

"Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later."

The term of Non-Motorized Advisory Committee member Dylan Goings ends on January 31st, 2023 with Dylan very interested in serving another two-year term on Committee. With this in mind, I would to request that the Planning Commission reappoint Dylan Goings at their December 21, 2022 meeting

Thank you for your help on this matter and if there are any questions, please contact me.

Sincerely,
Bob Krzewinski
Chair - City of Ypsilanti Non-Motorized Advisory



City of Ypsilanti Non-Motorized Advisory Committee

Bob Krzewinski
706 Dwight Street
Ypsilanti, MI 48198
wolverbob@gmail.com - 734-218-3307

December 15, 2022

Matt Dunwoodie - Chairman
City of Ypsilanti Planning Commission
1 South Huron Street
Ypsilanti, Michigan 48197

Reference: Reappointment of Non-Motorized Advisory Committee Members

Dear Matt

If the following business could be approved at the December 21, 2022, Planning Commission meeting it would be appreciated.

Reappointment of Non-Motorized Advisory Committee Members

As per section 1.b of the by-laws of the City of Ypsilanti Non-Motorized Advisory Committee...

"Committee members – The Committee Chairman shall select Committee members from City residents interested in serving on the Committee. Committee members will serve a two-year term of office, with Committee member appointments approved by the City of Ypsilanti Planning Commission. A Committee member's term starts on the date they are approved by the Planning Commission and expires on the last day of the month two years later."

On January 31, 2023 the term of Dylan Going expires and Dylan would like to be reappointed to serve on the Non-Motorized Advisory Committee for another two-year term. I would like to request this reappointment take place at the Planning Commission meeting on December 21, 2022.

Thank you for your help on this matter and if there are any questions, please contact me.

Sincerely,
Bob Krzewinski
Chair - City of Ypsilanti Non-Motorized Advisory

Cc: Holli Andrews



City of Ypsilanti

Community & Economic Development Department

December 12, 2022

Zoning Text Amendment

Roominghouses | Standards and Allowed Use in the HC District

GENERAL INFORMATION

Applicant: Ian Greenlee, 206 N Huron
Application Date: November 23, 2022
Action Requested: Zoning Ordinance Text Amendment to 1) add roominghouses as a principal or special land use in the Historic Corridor district under Section 122-451, and 2) add section to Div 1 – specific standards for certain uses regarding roominghouses.
Staff Recommendation: Denied

BACKGROUND

The City of Ypsilanti's Code of Ordinances currently prohibits roominghouses as a use in the Historic Corridor zoning district. Staff recognizes that the intensity of use is a critical component to introducing roominghouses as a principal or special use in the HC. Greater density of population usually means increased coming and going. More noise may be expected. In some cases, automobile traffic and parking become serious problems.

Roominghouses are better suited in other walkable urban districts than the HC, which is why this use is more appropriately placed in the Core Neighborhood zoning district where there is a range of residential building types, mixed use, and access to public transit, goods and services.

The applicant, Ian Greenlee makes the claim in his zoning text amendment application that the roominghouse use should be allowed in the HC. His reasoning centers on comparisons of roominghouses to bed and breakfast inns. Greenlee's application is quoted below –

"At present Bed & Breakfasts are a permitted use in the HC district. A roominghouse is a similar use to a B&B; the exception that food must be served and the guests must rent on a nightly basis. In the HC district, there is no requirement that the property owner reside in the property.

"Unlike B&Bs which house transients, a roominghouse has long term tenants, which is more compatible with the other permitted and special uses in the HC district, such as multiple family dwellings and apartments.

"From the exterior a roominghouse is indistinguishable from other multi-family housing that is already permitted in the district."

Staff does not agree with the applicant's comparisons for the following reasons –

- Bed and breakfast lodging ("B&Bs") is by definition in the City of Ypsilanti's Code of Ordinances, "a structure which was constructed for and is used for single-family residential purposes, but which may have as an accessory use a temporary lodging for travelers/guests." The tourism and hospitality industry, of which B&Bs are classified is an entirely different business model. This is a significant omission from the definition provided by the applicant.
- The definition for "guests" in the Cambridge Dictionary is "a person who is staying with you, or a person you have invited to a social occasion, such as a party or a meal." The owner of a B&B resides on the property and is paid to provide a visitor or traveler with accommodations that are based on hospitality and lodging.
- The definition for "transients" in the same dictionary is "someone who lives only temporarily in a place." The claim that a roominghouse has "long term tenants" is an assumption that is proposed by the applicant and not always characteristic of group living situations. The comparison is unreasonable due also to the owner of a roominghouse not necessarily residing there, and whose provisions are not guest-based or tourism-based – but rather temporary residential in nature.

PROPOSED CHANGED TEXT

Removals are noted in strikethrough (~~strikethrough~~); additions are noted by  and underline (underline).

Amendment #1 | Add roominghouses as a principal or special land use in the Historic Corridor district under Section 122-451

Subdivision III Corridors Sec. 122-451. - Permissible uses. In the corridor districts, no uses shall be permitted except the following.

<i>P=Principal, A=Accessory, S=Special Land Use, — = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Single-Family Detached Dwelling	P	—	—		
Single-Family Attached Dwelling	—	P	P		In "Townhome" building type only

<i>P=Principal, A=Accessory, S=Special Land Use, — = Not Permitted</i>					
USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
Accessory Dwelling Unit	A	—	—		
Two-family dwelling units	P	P	P		
Multiple Family Dwellings, maximum of 4 units per building	P	P	P		
Multiple Family Dwellings, more than 4 units per building	S	S	P		Section 122-541
Apartments located above ground floor of permitted nonresidential uses	P	P	P		
Apartments located below ground floor of permitted nonresidential uses	P	P	P		
Home Occupation	A	A	A		Section 122-531
Family Child Care Home	A	A	A	1—6 children	Must be licensed by the state and must comply with the minimum state standards for such facilities.
Group Child Care Home	A	A	A	Up to 12 children	Section 122-521
Adult foster care family homes	A	A	A	1—6 adults	Must be licensed by the state and must comply with the minimum state standards for such facilities.

P=Principal, A=Accessory, S=Special Land Use, — = Not Permitted

USES	HC	NC	GC	NOTES	SPECIFIC REGULATIONS
Bed & Breakfast or Inn	P	S	—		Section 122-520
Hotels & motels	—	—	P		
✓ <u>Roominghouses</u>	✓ <u>P</u> or <u>S</u>	—	—		✓ 1. The owner of the property must <u>either reside on the premises or provide the name and contact information of resident manager to the Building Department, and keep such information up-to-date.</u> ✓ 2. Rooms used for sleeping must have a <u>minimum of 100 square feet for two occupants, plus an additional 50 square feet for each additional occupant.</u> ✓ 3. A minimum of 450 square feet of <u>living space must be reserved for the owner/operator's or resident manager's quarters.</u>

Amendment #2 | Add section to Div 1 – specific standards for certain uses regarding roominghouses. Removals are noted in strikethrough (~~strikethrough~~); additions are noted by underline (underline).

CHAPTER 122 ARTICLE V – USE REGULATIONS DIV 1 SPECIFIC STANDARDS FOR CERTAIN USES

Sec. 122-530. - Group residences and roominghouses.

Group residences and roominghouses and are permitted subject to the following conditions:

(a) The minimum usable floor area of the structure, size of common interior living space, and kitchen facilities must comply with the applicable building codes and fire codes adopted by the City of Ypsilanti. Kitchen facilities shall be provided on the premises for the residents therein.

(b) Rooms for sleeping shall have a minimum square footage as required by the building code.

(c) If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who must reside on the premises. The property owner must provide the name and contact information of this person to the building department, and keep such information up-to-date.

(d) A roominghouse or group residence permitted as a special use shall not be located within 200 feet of an R1 or CN-SF district.

(e) For roominghouses or group residences permitted as a special land use access to and from the site shall be directly to a major street or to a major street through a CN, CN-Mid or nonresidential district. In no event shall access be through an R1 or CN-SF district.

Sec. 122-5XX. - Roominghouses.

Roominghouses are permitted subject to the following conditions:

- (a) In all other zoning districts, the roominghouse must be the principal residence of the owner/operator or a resident manager. In either case, such party must live on the premises. A minimum of 450 square feet of living space must be reserved for the owner/operator's or resident manager's quarters.
- (b) If the owner of the property does not reside on the premises, the property owner must provide the name and contact information of resident manager to the Building Department, and keep such information up-to-date.
- (c) Rooms used for sleeping must have a minimum of 100 square feet for two occupants, plus and additional 50 square feet for each additional occupant.

MASTER PLAN

Anyone, no matter what age or income, can find a place to call home in Ypsilanti Housing options should match the needs of the people.

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

OTHER COMMUNITIES

Planetizen

The Return of Rooming Houses

Popular in the early 20th century, the single-room occupancy rooming house fell out of favor, with the type now banned in many cities. With no end to the housing crisis in sight, cities are rethinking their regulation of this affordable housing option.

Planners in the US and Canada have been looking at roominghouses as a potential solution to affordable housing shortages. In considering how this group-style living might diversify affordable housing inventory, planners are aligned on the critical importance to decide which zoning districts are most appropriate as a principal or special use.

STANDARDS FOR AMENDMENTS

§122-362(a)

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

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

Applicable guiding values of the Master Plan include:

- **Diversity is our strength: per the decision-making rubric. This maintains and potentially improves the diversity of the mix of businesses in Ypsilanti.**

Staff does not agree that adding roominghouses as a use in the Historic Corridor has any major correlation to maintaining or improving the diversity of businesses in the City.

- **Ypsilanti is sustainable: per the decision-making rubric, this action maintains, and has the potential to create job opportunities for Ypsilantians.**

Staff does not agree that by adding roominghouses as a use in the HC has any significant potential to create job opportunities for Ypsilanti residents or stakeholders.

- **Great place to do business, especially green and creative: This action retains and fosters the growth of local businesses.**

The applicant has not shown that the zoning text amendment to add roominghouses as a use in the HC will retain or foster the growth of local business.

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

The applicant has shown that by adding roominghouses as a use in the Historic Corridor, it may be considered consistent with the description but not necessarily the purpose of the proposed district. The amendment may correlate with Sec. 122-450 - Purpose.

Historic corridor (HC). Historic corridors are located primarily in the historic district, and are on Cross Street, Huron Street, Hamilton Street, and River Street. These corridors are lined with historic buildings and are integrated into the adjacent neighborhoods and centers. **The intent of this district is to preserve the walkability, character, and historic nature of these streets, while allowing for adaptive re-use of historic buildings.**

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

Sec. 122-100 states that this ordinance is intended to promote the public health, safety, and welfare.

The proposed amendment does not sufficiently address the purpose and scope of the HC district, nor the general welfare of its inhabitants.

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

The applicant does not show how the proposed amendment will enhance the functionality, transportation network or character of the HC district. The proposal does not address intensity of use.

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

The applicant does not address how adding roominghouses will preserve the historic nature of the Historic District.

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

The proposed amendment does not address ways to enhance the natural features and environmental sustainability of the District.

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

The proposed amendment does not sufficiently address the purpose and scope of the HC district, nor the general welfare of its inhabitants and historic preservation. The proposed amendment minimally defines regulations to address building conditions and their proposed impact on the health and safety of tenants. The proposal does not address intensity of use.

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

The applicant does not successfully show that the proposed amendment is needed to correct an error or omission to the original text.

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

The applicant does not show that adding roominghouses as a use in the Historic Corridor will address a community need in physical or economic conditions or development practices.

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

STAFF RECOMMENDATION

Staff endorses that the Planning Commission recommend **denial** of the text amendment with the following findings:

1. The amendment is consistent with the following guiding values of the Master Plan.

Anyone, no matter what age or income, can find a place to call home in Ypsilanti Housing options should match the needs of the people. Those needs will change as residents age and move. The need for safe, quality, affordable homes for all should be factored into decisions.

2. The amendment is consistent with the description and purpose of the district.

The applicant has shown that by adding roominghouses as a use in the Historic Corridor, it may be considered consistent with the description and purpose of the proposed district, but is not

sufficiently defined. The proposed amendment does not address intensity of use and the impact it may have on the district's historic character.

3. The proposed amendment is not consistent with the intent of the zoning ordinance.

The proposed amendment does not sufficiently address the purpose and scope of the HC district, nor the general welfare of its inhabitants. It does define regulations to address building conditions and their proposed impact on the health and safety of tenants.

4. The proposed amendment will not enhance the functionality and character of the future development in the City.

The applicant does not show how the proposed amendment will enhance the functionality, transportation network or character of the HC district.

5. The proposed amendment will not help preserve the historic nature of the City.

The applicant does not address how adding roominghouses will preserve the historic nature of the Historic District or enhance the functionality and character of future development in the HC.

6. The proposed amendment will not enhance the environmental sustainability of the City and not negatively affect its natural features.

The proposed amendment does not address ways to enhance the natural features and environmental sustainability of the District.

7. The proposed amendment will not protect the health, safety, and general welfare of the public.

The proposed amendment does not sufficiently address the purpose and scope of the HC district, nor the general welfare of its inhabitants, or historic preservation. The proposed amendment does minimally define regulations to address building conditions and their proposed impact on the health and safety of tenants.

8. The proposed amendment does not correct an oversight in the original text.

The applicant does not successfully show that the proposed amendment is needed to correct an error or omission to the original text.

9. The proposed amendment will not address a community need in economic conditions and energy infrastructure.

The applicant does not show that adding roominghouses as a use in the Historic Corridor will address a community need in physical or economic conditions or development practices.

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

Holli R. Andrews, MCPD
City Planner
Community & Economic Development Division
c.c. File



City of Ypsilanti
Planning & Development Department

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



ZONING TEXT AMENDMENT APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Ian Greenlee		
Address 206 N. Huron		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 269 489 0144 269-44-0144		E-Mail greenlee.ian@gmail.com

Change

Section of Zoning Ordinance (chapter, article, section, subsection format) Chapter 122, Article IV, Division 3, Subdivision III, Section 122.451
Also Chapter 122, Article V, Division 1
Summarize the change requested (must attach separate sheet for proposed amendment with chapter, article, section, subsection formally cited)
Add Roominghouses as a principal or special land use in the HC district in Section 122-451
Add Section to Division 1: Specific Standards for Certain Uses regarding roominghouses (See proposed language on attached page 2)
Summarize circumstances, factors, and other relevant information (may continue on a separate sheet)
See attached page 2.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property, as applicable, for the purposes of preparing staff reports and/or evaluating this application.

Signature:



Date:

11-1-22

Print Name:

Ian Greenlee

*****FOR OFFICE USE ONLY*****

Date:	Amount: \$1,000	Account: 101-4-7210-607-01
☐ Cash	☒ Check payable to City of Ypsilanti ☐ Credit (+ 3.0% surcharge)	Code: 178 Rezone
		Signature of person receiving deposit:
Description of deposit:		

Change requested:

Sec. 122-5____. Roominghouses

Roominghouses are subject to the conditions hereinafter imposed:

- (a) In all other zoning districts, the roominghouse must be the principal residence of the owner/operator or a resident manager. In either case, such party must live on the premises. A minimum of 450 square feet of living space must be reserved for the owner/operator's or resident manager's quarters.
- (b) If the owner of the property does not reside on the premises, the property owner must provide the name and contact information of resident manager to the Building Department, and keep such information up-to-date.
- (c) Rooms used for sleeping must have a minimum of 100 square feet for two occupants, plus an additional 50 square feet for each additional occupant.

Circumstances, factors and other relevant information:

At present Bed & Breakfasts are a permitted use in the HC district. A roominghouse is a similar use to a B&B; the exception that food must be served and the guests must rent on a nightly basis. In the HC district, there is no requirement that the property owner reside in the property.

Unlike B&Bs which house transients, a roominghouse has long term tenants, which is more compatible with the other permitted and special uses in the HC district, such as multiple family dwellings and apartments.

From the exterior a roominghouse is indistinguishable from other multi-family housing that is already permitted in the district.

I would request that a roominghouse be added as a permitted use in the HC district with the following requirements:

1. The owner of the property must either reside on the premises or provide the name and contact information of resident manager to the Building Department, and keep such information up-to-date.
2. Rooms used for sleeping must have a minimum of 100 square feet for two occupants, plus an additional 50 square feet for each additional occupant.
3. A minimum of 450 square feet of living space must be reserved for the owner/operator's or resident manager's quarters.