



**ACTION MINUTES
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

Present: Dunwoodie, Bettis, Davis Jr, Donnelly, Hollifield, Schier, Jones-Chance

Absent: Simmons, Davis Jr, Smith

III. AGENDA APPROVAL

Motion to approve the agenda.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Jones-Chance

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

IV. APPROVAL OF MINUTES

Motion to approve the November 16, 2022 Minutes

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

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

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

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

Two people spoke.

Motion to close the audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

B. Reappointment of Dylan Goings

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

Zoning Text Amendment 1) Section 122-451 to allow for "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")

Motion to open the Public Hearing

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

Two members of the public spoke.

Motion to close the Public Hearing

Offered By: Commissioner Bettis; Seconded By: Commissioner Jones-Chance

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

Motion to approve the proposed 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, and housing options should match the needs of the people.
2. The amendment is consistent with the description and purpose of the district.
3. Adding roominghouses as a use in the Historic Corridor, it may be considered consistent with the description and purpose of the proposed district.

Conditions:

1. Change the reference to Sec.122-5XX instead of referencing the existing part of the ordinance Sec. 122-530.

Friendly amendment by Commissioner Dunwoodie: Allowance by special use permit and that the amendment has modified with discussion. Commissioner Bettis approved the friendly amendment.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Motion to adjourn at 8:19pm

Offered By: Commissioner Jones-Chance; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 3 (Simmons, Davis Jr., Smith)