

1. Sustainability Commission Packet

Documents:

[5-15-18 SUSTAINABILITY PACKET.PDF](#)



City of Ypsilanti  
SUSTAINABILITY COMMISSION MEETING

One South Huron Street  
Ypsilanti, Michigan 48197

MONDAY, May 14, 2018  
7:00 P.M.

- I. CALL TO ORDER
- II. ROLL CALL

Keith Michalowski	P	A	Brett Zeuner	P	A
Emily Drennen	P	A	Julia Bayha	P	A
Nancy Heine	P	A	Bryan Foley	P	A
Natalie Sampson	P	A	Thomas McKee	P	A
- III. AGENDA APPROVAL
- IV. PRESENTATIONS
- V. AUDIENCE PARTICIPATION
- VI. CONSENT AGENDA
  - A. Approval of April 9, 2018 minutes [1](#)
- VII. RESOLUTIONS/MOTIONS/DISCUSSIONS
  - A. YSC 2018 goals discussion
- VIII. LIAISON REPORTS
  - A. Sustainability Plan subcommittee (Drennen/Zeuner) [1](#) [2](#)
  - B. MGC Challenge subcommittee (McKee/Sampson)
  - C. Outreach subcommittee (Bayha/Foley)
  - D. Housing Affordability & Access Committee of the Planning Commission (Foley)
- IX. COMMUNICATIONS
  - A. Zero Waste Events (Foley)
  - B. PACE (Heine)
- X. AUDIENCE PARTICIPATION
- XI. PROPOSED BUSINESS
- XII. NEXT MEETING DATE

Monday, June 11th, 2018
- XIII. ADJOURNMENT

# MEETING MINUTES

City of Ypsilanti  
Sustainability Commission

Regular Meeting  
City Council Chambers – City Hall  
1 South Huron Street  
Ypsilanti, MI 48197

Monday, April 9, 2018

I. **CALL TO ORDER:** 7:09 PM

II. **ROLL CALL:**

Commissioner Michalowski:	Present
Commissioner Drennen:	Present
Commissioner Heine:	Present
Commissioner Sampson:	Present
Commissioner Zeuner:	Present
Commissioner Kovacs:	Present
Commissioner Bayha:	Present
Commissioner Foley:	Absent
Commissioner McKee:	Absent

Also present: Council Liaison Bashert; City Manager McClary

III. **AGENDA APPROVAL:**

MOVED BY SAMPSON, SECONDED BY BAYHA, TO APPROVE THE AGENDA AS PRESENTED.

**Vote:** Unanimous

**Motion:** Carried

IV. **PRESENTATIONS:**

A. SOLAR UPDATE – DAVE STRENSKI

Dave Strenski of Solar Ypsi presented an overview of the group. The group was started in 2005 and has brought in \$200,000 so far for solar projects. The group has completed 38 solar installations generating more than 1 megawatt of energy annually. SolSmart has awarded Ypsilanti gold star status for its solar work. The group is partnering with Charthouse for three projects: (1) Parkridge – 20 kw; (2) DPS truckport – 20 kw; and (3) landfill – potential 1 mW. The projects involve training local people to install solar equipment to provide skills for these people to find permanent jobs in the solar industry. The group is also working with Habitat for Humanity to install solar equipment on 3 of the 44 homes constructed by H4H over the past 30 years.

**B. SUSTAINABLE SPOTLIGHT – GARY TURNER**

Gary Turner has lived in Ypsilanti since 1998 and owns Community Builders, a small construction company. His company tries to keep work as local as possible and to control the amount of waste his company sends to landfills. The company recycles as much waste as possible by reusing building materials from demolition projects and taking other waste to the reuse center in Ann Arbor. The company is preservation-oriented and makes a lot of its own products, such as cabinetry.

**V. AUDIENCE PARTICIPATION:**

None

**VI. CONSENT AGENDA:**

MOVED BY HEINE, SECONDED BY KOVACS, TO APPROVE THE CONSENT AGENDA AS FOLLOWS:

A. Approval of March 12, 2018, minutes.

**Vote:** Unanimous

**MOTION:** Carried

**VII. RESOLUTIONS/MOTIONS/DISCUSSIONS:**

**A. YSC 2018 GOALS DISCUSSION:**

Commissioner Sampson suggested that commissioners identify 3 to 4 priorities to accomplish during the upcoming year and submit the priorities for consideration at the next meeting.

Commissioner Zeuner suggested scheduling a strategy work session. He will send out a Doodle poll with possible dates and times.

The commission discussed several projects that should be considered in the goals: (1) Earth Day activities (this year's activities will be held on April 22, 2018); (2) Michigan Green Communities (MGC) Challenge – deadline is the end of May; (3) framework for the Sustainability Plan; (4) Involvement in the Heritage Festival; (5) Involvement in the 4<sup>th</sup> of July parade; (6) Sustainability Commission shirts for events (Bayha is working on this).

**B. PACE FUNDING OPPORTUNITIES:**

Commissioner Heine will check if the city has access to these county funds and what percentage of city energy use is derived from solar energy.

Commissioner Zeuner will check on possible municipal energy tracking tools.

**C. BYLAWS DISCUSSION AND REVIEW:**

The commission noted that the current bylaws do not mention the role of the city council liaison to the commission and need to be updated for clarification on this matter.

**VIII. LIAISON REPORTS:**

**A. SUSTAINABILITY PLAN SUBCOMMITTEE UPDATE:**

Commissioner Kovacs provided an update on the work of the subcommittee. The committee is working to complete the sustainability plan framework and to coordinate with the Planning Commission to incorporate the framework into the community master plan. The committee is working to complete the sustainability plan, which will be similar to Ann Arbor’s plan with similar priorities and targets. The committee intends to formulate policy recommendations, address resiliency concepts, track results, and coordinate tracking methods with Eastern Michigan University’s practices if the University also establishes its own sustainability commission.

**B. OUTREACH SUBCOMMITTEE UPDATE:**

Commissioner Bayha discussed the Earth Day event on Sunday, April 22, 2018. Go to the Earth Day Ypsi Facebook page and share the page with your friends.

MOVED BY ZEUNER, SECONDED BY BAYHA, TO EXTEND THE MEETING UNTIL 9:30 PM.

**Vote:** Unanimous

**Motion:** Carried

**IX. COMMUNICATIONS:**

**RECYCLING EDUCATION PROGRAM:**

Commissioner Heine stated that she received flyers on several topics and wants to know how to distribute them. The commission suggested that she hand them out at the Earth Day event.

**X. ADJOURNMENT:**

MOVED BY HEINE, SECONDED BY DRENNEN, TO ADJOURN THE MEETING OF THE SUSTAINABILITY COMMISSION.

**Vote:** Unanimous

**Motion:** Carried

The meeting of the Sustainability Commission adjourned at 9:24 PM.

Respectfully submitted,

Darwin D. P. McClary  
City Manager and Acting Secretary

**Proposed Resolution from Commissioner Zeuner to the Sustainability Commission re: the Sustainability Plan Subcommittee's Working Draft of the Sustainability Framework**

WHEREAS the Sustainability Commission has tasked the Sustainability Plan Subcommittee to develop a draft proposal of the Sustainability Framework for the City of Ypsilanti as part of council's mandate for the Sustainability Commission to create a Sustainability Plan; and

WHEREAS the Ypsilanti Planning Commission is due to review the Master Plan this year for updates; and

WHEREAS the Sustainability Plan Subcommittee and Commission will share the current work on the Sustainability Framework with the Planning Commission and the general public for feedback;

WHEREAS the Sustainability Plan Subcommittee and Commission expect the feedback of the Planning Commission and the general public to be further discussed to eventually allow for the inclusion of the concepts and language from the Framework in the Master Plan updates;

THEREFORE BE IT RESOLVED, that the Sustainability Commission will share the most recent working draft of the Sustainability Framework to the Ypsilanti Planning Commission and the general public for feedback with comment period ending on \_\_\_\_\_.

## Voluntary Review of Plans

Plan	Assigned Member	Notes
<a href="#"><u>Capital Improvement Plan</u></a>		
<a href="#"><u>Economic Development Work Plan (PDF)</u></a>		
<a href="#"><u>Shape Ypsilanti Master Plan (PDF)</u></a>		
<a href="#"><u>Climate Action Plan</u></a>		
<a href="#"><u>Complete Streets Ordinance (PDF)</u></a>		
<a href="#"><u>Non-Motorized Transportation Plan</u></a>		
<a href="#"><u>Parks and Recreation Master Plan (PDF)</u></a>		
<a href="#"><u>Cool Cities Blueprints-Ypsilanti (PDF)</u></a>		
<a href="#"><u>Cross St. Neighborhood Improvement Plan</u></a>		
<a href="#"><u>Water Street Development and TIF Plan (PDF)</u></a>		
<a href="#"><u>Depot Town Development and TIF Plan (PDF)</u></a>		
<a href="#"><u>West Cross Development and TIF Plan (PDF)</u></a>		
<a href="#"><u>South of Michigan Avenue Study (PDF)</u></a>		
<a href="#"><u>The Retail Report - Downtown Ypsilanti Primary Retail Trade Area (PDF)</u></a>		
<a href="#"><u>Assessment of Transportation to Healthy Food in Eastern Washtenaw County (PDF)</u></a>		
<a href="#"><u>Availability and Accessibility of Healthy Food in Ypsilanti</u></a>		
<a href="#"><u>Huron River Watershed Management Plan (PDF)</u></a>		

# Title / Cover Page

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# Image of Ypsilanti City Logo

The City of Ypsilanti Sustainability Framework contained herein was adopted by Resolution \_\_\_\_\_ of the Ypsilanti City Council on Month, Day, Year

Ypsilanti City Council

Mayor Edmonds

Council Member Bashert

Council Member Robb

Mayor Pro-Tem Brown

Council Member Vogt

Council Member Murdock

Council Member Richardson

Frances McMullan, City Clerk

The City of Ypsilanti Sustainability Framework contained herein was adopted by resolution \_\_\_\_\_ of the Ann Arbor Sustainability Commission on Month, Day, Year

Ypsilanti Sustainability Commission

Commissioner Emily Drennen

Commissioner Nancy Heine

Commissioner Natalie Sampson

Commissioner Thomas McKee

Commissioner Brett Zeuner

Commissioner Julia Bayha

Commissioner Keith Michalowski

Commissioner Thomas Kovacs

Commissioner Bryan Foley Present

Seth Torkelson-Regan, Commission Secretary

# Ypsilanti Sustainability Commission

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**The Commission was founded through the city ordinance No. 1280, adopted February 23, 2017. As set forth in that ordinance the Sustainability Commission Mission shall seek to:**

- a) Create a model of sustainability through efforts to advocate, educate and promote the social, economic and environmental health of the community now and into the future.
- b) Broaden the lens and scope of energy and environmental needs in the future such as wind, solar, clean air, water and improving infrastructure.
- c) Recognize natural resources as chief assets of the City of Ypsilanti and encouraging responsible stewardship of these assets.
- d) Collaborate with citizens, employees, employers, service providers and other governmental agencies and educational agencies to share ideas.
- e) Create a Sustainability Plan.
- f) Review the City of Ypsilanti's Climate Action Plan, Alternate Fuel Policy, the Michigan Green Communities Challenge, and other plans and policies and to continue the work of said plans and policies.
- g) Prioritize sustainability policies.

## What is Sustainability?

“Achieving a balance of ecological, social, and economic considerations to provide for an equitable path for the growth and improvement of our community in the uses of our resources, remaining conscious of the historical context, while ensuring the availability and vitality of those resources for future generations.”

- Adopted by the Ypsilanti City Council  
on October, 17th 2017



# Seven Main Goal Areas

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The Ypsilanti Sustainability Commission chose to use the seven main goal areas of the STAR Community Rating System® (STAR) to guide the creation of our city's Sustainability Framework.



STAR provides a comprehensive set of national goals and objectives for improving the sustainability of U.S. cities, towns, and counties.

Ypsilanti is one of hundreds of communities across the country using this system to help implement and track sustainability throughout the city and its programs.



# Built Environment

**Achieve livability, choice, and access for all people who live, work, and play in Ypsilanti**

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- **Ambient Noise and Light**

- Minimize and manage ambient noise and light levels to protect public health and the integrity of ecological systems

- **Community Water Systems**

- Provide a clean and secure water supply for all local users through the management of potable water, wastewater, stormwater, and other piped infrastructure

- **Compact and Complete Communities**

- Concentrate development in compact, human-scaled, walkable centers and neighborhoods that connect to public transit, offer diverse uses and services, and provide housing options for families of all income levels

- **Housing Affordability**

- Construct, preserve, and maintain an adequate and diverse supply of location-efficient and affordable housing options for all residents

- **Infill and Redevelopment**

- Focus growth and redevelopment in infill areas to reduce sprawl and ensure existing infrastructure that supports the community is in satisfactory working condition

- **Public Parkland**

- Create a system of well-used and enjoyable public parkland that feature equitable, convenient access for residents throughout the community

- **Transportation Choices**

- Promote diverse transportation modes, including walking, biking, and public transit, that are safe, low-cost, and reduce vehicle miles traveled



# Climate & Energy

Reduce climate impacts through adaptation and mitigation efforts, increase resource efficiency and build resiliency in Ypsilanti

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## • Climate Adaptation

- Strengthen the resilience of communities to climate change impacts on built, natural, economic, health, and social systems

## • Greenhouse Gas Mitigation

- Achieve greenhouse gas emissions reductions throughout the community

## • Greening the Energy Supply

- Transition the local energy supply for both transportation and non-mobile sources toward the use of renewable, less carbon-intensive, and less toxic alternatives

## • Energy Efficiency

- Minimize energy use and demand in the residential, commercial, and industrial sectors as a means to increase energy efficiency in the community

## • Water Efficiency

- Minimize water use and demand as a means to conserve water in the community

## • Local Government GHG and Resource Efficiency

- Lead by example by reducing local government greenhouse gas emissions and minimizing energy and water use in local government facilities and specified local infrastructure

## • Waste Minimization

- Reduce and reuse material waste produced in the community



# Economy & Jobs

Create equitably shared prosperity and access to quality jobs in Ypsilanti

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## • Business Retention and Development

- Foster equitable economic prosperity and stability by retaining and expanding businesses in all neighborhoods with support from the business community

## • Green Market Development

- Increase overall market demand for products and services that protect the environment

## • Local Economy

- Create an increasingly self-reliant community through a robust local economy that strongly supports small independent businesses

## • Quality Jobs and Living Wages

- Expand job opportunities that support upward economic mobility, offer supportive workplace policies, and pay living wages so that all working people and their families can afford basic necessities without governmental assistance

## • Targeted Industry Development

- Increase local competitiveness by strengthening clusters of businesses, suppliers, and associated institutions

## • Workforce Readiness

- Prepare the workforce for successful employment through increasing attainment of post-secondary education and improving outcomes of workforce development programs



# Education, Arts & Community

Empower a vibrant, educated, connected, and diverse  
Ypsilanti

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## • Arts and Culture

- Provide a broad range of arts and cultural resources and activities that encourage community member participation, creative self-expression, and community revitalization

## • Community Cohesion

- Promote socially cohesive neighborhoods where residents are connected, have a sense of place, and feel committed to their community

## • Educational Opportunity and Attainment

- Achieve equitable attainment of a quality education for individuals from birth to adulthood

## • Historic Preservation

- Preserve and reuse historic structures and sites to retain local, regional, and national history and heritage, and reinforce community character

## • Social and Cultural Diversity

- Celebrate, respect, and represent the diverse social and cultural backgrounds of the community and its members

## • Aging in the Community

- Encourage active aging by optimizing opportunities for health, participation, and security in order to enhance quality of life as people age



# Equity & Empowerment

Ensure equity, inclusion, and access to opportunity for all community members in Ypsilanti

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- **Civic Engagement**

- Facilitate inclusive civic engagement through the empowerment of all community members to participate in local decision making

- **Civil and Human Rights**

- Respect, protect, and fulfill the civil and human rights of all members of the community

- **Environmental Justice**

- Ensure no neighborhoods or populations are overburdened by environmental pollution

- **Equitable Services and Access**

- Establish equitable spatial access to foundational community assets within and between neighborhoods and populations

- **Human Services**

- Ensure that essential human services are readily available for the most vulnerable community members to ensure all residents receive supportive services when needed

- **Poverty Prevention and Alleviation**

- Alleviate the impacts of poverty, prevent people from falling into poverty, and proactively enable those who are living in poverty to obtain greater, lasting economic stability and security



# Health & Safety

Strengthen Ypsilanti to be a healthy, resilient, and safe place for residents and businesses

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## • Active Living

- Enable adults and kids to maintain healthy, active lifestyles by integrating physical activity into their daily routines

## • Community Health

- Achieve positive health outcomes and minimize health risk factors associated with behaviors and poor indoor air quality in schools and homes

## • Emergency Management and Response

- Reduce harm to humans and property by utilizing collaborative approaches to increase capability and capacity to respond to emergency incidents

## • Food Access and Nutrition

- Ensure that adults and children of all income levels have physical and economic access to fresh and healthful food and have opportunities to learn about nutritious eating and food safety

## • Health Systems

- Provide high quality local health systems that are accessible and responsive to community needs

## • Hazard Mitigation

- Reduce or eliminate the long-term risk to life and property from existing hazard events through an ongoing process that occurs before, during, and after disasters

## • Safe Communities

- Prevent and reduce crime and increase perceptions of safety through interagency collaboration and with residents as empowered partners



# Natural Systems

Protect and restore the natural resource base upon which all life in Ypsilanti depends

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- **Green Infrastructure**

- Design and maintain a network of green infrastructure features that integrate with the built environment to conserve ecosystem functions and provide associated benefits to human populations

- **Biodiversity and Invasive Species**

- Maintain the urban ecosystem habitat at levels that promote biodiversity and manage or prevent invasive species

- **Natural Resource Protection**

- Protect, enhance, and restore natural ecosystems and cultural landscapes to confer resilience and support clean water and air, food supply, and public safety

- **Outdoor Air Quality**

- Ensure that outdoor air quality is healthy for all segments of the human population and protects the welfare of the community

- **Water in the Environment**

- Protect and restore the biological, chemical, and hydrological integrity of water in the natural environment

- **Working Lands**

- Conserve and sustainably manage lands that provide ecosystem services and raw materials