

**PLANNING COMMISSION
MEETING MINUTES
May 16, 2018
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:09 p.m.

II. ROLL CALL

Present: H. Jugenitz, L. Dahl MacGregor, M. Dunwoodie, P. Hollifield, C. Madigan, M. Simmons, C. Zuellig

Absent: T. Dennis (excused) J. Talaga (excused)

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

Chair Jugenitz welcomed a new member, Michael Simmons, to the Planning Commission.

III. APPROVAL OF MINUTES

Commissioner Dahl MacGregor moved to approve the minutes of April 18 2018 with correction as noted on Page 4 (Support: P. Hollifield) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PRESENTATION AND PUBLIC HEARING ITEMS

1. NC-Small Engine Repair – Text Amendment

City Planner Wessler stated that this request is in response to feedback heard during the Master Plan and zoning code amendment process which limited auto-oriented uses strictly to the General Corridor District and generally as Special Uses. They are defined very broadly in our Zoning Ordinance. We have seen a lot of interest in classic cars, motor cycles, etc., repairs - all things that can be done indoors. There are a couple of places in the city but they are non-conforming. As these places close down or new people want to start up, there are not many choices of where they can locate - they can locate in GC with a special use but there are a number of unique places that could be used in a less impactful way. We could also limit hours of operation to cut down on noise, which has been a complaint in the past. Staff is recommending approval of the text amendment to allow by right, small engine repair, less than 5,000 sq. ft., all repair and storage within a fully enclosed building and with business

hours limited from 7:00 am to 10:00 pm with various findings. This could be done as a permitted use in the NC district and also as a permitted use in GC district which would reduce the hurdle to smaller businesses.

Commissioner Dunwoodie wonders about small engine repairs and if by that we mean small engines in automobiles. Planner Wessler responded that we could include in a definitions update later on – she was thinking of small engines approximately two liters for smaller cars. Commissioner Dahl-MacGregor asked if we have any definitions currently for auto repair and Planner Wessler responded that we do not have a definition for small engines but we do have a definition for auto repair. Small engines could also include lawnmowers, snow blowers, etc. Commissioner Dunwoodie asked about overlap with regular auto repair and Planner Wessler responded it would be to a smaller site and only done indoors. Chair Jugenitz also asked about inclusion in the Historic Corridor.

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

Malissa Hinderliter, 10 E. Cross – opened her business in 2009 and is currently located in Depot Town next to City Body. She wants to move to another location, which is Neighborhood Corridor, but it would limit them with an opportunity for growth – they are a premier business for motorcycles in Michigan as well as many parts of the United States. They could also help point out the differences between motorcycle repair and auto repair as well as small engines to help clarify the language for zoning purposes. They feel that they help bring a lot of business to the City of Ypsilanti. They have been featured on the Discovery Channel. They have been looking at the Superior TV property off Michigan Avenue as well as Lincoln Street. It does not make sense to leave motorcycles/scooters outside because of the effect of the elements. They hope to make this change and discuss any further language changes that could fix making this zoning.

Commissioner Dunwoodie moved to close the public portion of the hearing (Support: C. Madigan) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this text amendment and it would simplify our future work by applying it to each of the three corridors included in the zoning map. Her thought regarding the language re: small engine repair is that we could possibly consider something like small and specialty engine repairs. That would help retain the targeting of the text amendment to these type of repair shops. Planner Wessler added that by limiting it to small and specialty engine repair could cause an overzealous zoning administrator to say work could not be done on the bodywork of this machine. Commissioner Dunwoodie added that it feels subjective but also feels “specialty” is not needed in this description. Commissioner Zuellig asked about noticing to which Ms. Wessler detailed. Some discussion was held on the possibility of having two liters as the definition on size of small engines. Commissioner Hollifield asked about clarification of automotive in the Historic Corridor, to which Planner Wessler stated there is already one existing and there is also a part of an automotive use in N. River that would not be affected by this since they are more storage. If everything is indoors and it is less 5000 sq. ft., and if we do pass this and include HC, it would be allowed between 7:00 am and 10:00 pm. Commissioner Hollifield continued by asking why would we have to

make a further distinction between large and small engine if they are totally enclosed. Ms. Wessler said we could include a definition of small engine if people are so moved.

After further discussion with board members, Chair Jugenitz stated that it sounds to her that the proposal on the table is to retain the definition as stated in our current zoning text for automobile keeping the same rules. She asked if anyone had any objections to extending it to at least neighborhood and general corridor and there was none.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the text amendment to allow, by right, automobile repair, less than 5,000 square feet, all repair and storage within a fully enclosed building, and with business hours limited to 7:00 am to 10:00 pm in Neighborhood, General and Historic Corridor zones 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 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.
8. The proposed amendment will not result in the creation of significant nonconformities.

The motion was supported by Commissioner Dahl-MacGregor. A roll call was taken and carried unanimously 7:0.

2. **NC-Apartments – Text Amendment**

Staff presentation was made by Planner Wessler who stated that the applicant is the owner of 1715 Washtenaw, which is zoned NC and does have an apartment in the basement level. Below ground residential units were not anticipated as part of NC, GC, etc. The main intent of the wording of the zoning ordinance “apartments located above ground permitted non-residential uses” was to encourage commercial uses on the first floor and apartments above. This is correcting an oversight. The applicant applied only to allow only in NC – staff recommended the use in GC and HC

Commissioner Dahl-MacGregor moved to open the public portion of the hearing (Support: C. Madigan) and the motion carried unanimously.

Abdou Thiam, 1715 Washtenaw – is requesting a Zoning Ordinance Text Amendment to permit apartments located below ground of permitted nonresidential use in the neighborhood Corridor zoning district.

Since there were no further comments, Commissioner Hollifield moved to close the public portion of the hearing (Support: L. Dahl-MacGregor) and the motion carried unanimously.

Chair Jugenitz stated that she is supportive of this – she is curious about the potential scale for something like this – to which Planner Wessler responded that it is her opinion it would be very small and recommends that this same change could be made to HC-Historic Corridor and GC-General Corridor if the board so desires.

Commissioner Dunwoodie moved that the Planning Commission recommend approval to City Council of the proposed text amendment to add apartments located below ground floor of permitted nonresidential uses to the NC Neighborhood Corridor, GC General Corridor and HC Historic Corridor zoning districts with the following findings:

1. The proposed amendment is consistent with the guiding values of the Master Plan.
2. The rezoning is consistent with the description and purpose of the proposed districts.
3. The proposed amendment is consistent with the intent of this Zoning Ordinance.
4. The proposed amendment will enhance the functionality, transportation network or character of the future development in the City.
5. The proposed amendment will preserve the historic nature of the surrounding area and of the City.
6. The proposed amendment is needed to correct an omission in the original text.
7. The proposed amendment will not result in the creation of significant nonconformities in the City.

The motion was supported by Commissioner Dahl-MacGregor. A roll call vote was taken and carried unanimously 7:0.

VI. NEW BUSINESS

1. 307 N. River – Site Plan Review

The applicant requested that this item be postponed. Commissioner Dunwoodie moved to postpone as requested (Support: P. Hollifield) and the motion carried unanimously.

2. Chair Jugenitz stated that it had come to the attention of the board that one of the members had missed three consecutive meetings, which required discussion as noted in the by-laws. The commissioner in question was asked if he anticipated future problems in attending meetings and if he was still very interested in continuing to serve on the board. The board member apologized adding that he does not anticipate future absences and is interested in continuing, therefore, no further action was taken.

3. Capital Improvements Plan: annual update process

Planner Wessler passed out the Capital Improvement Plan (CIP) FY 208-2023. Also attached was a copy of the Non-Motorized Advisory Committee suggested CIP Amendments by Director Bob Krzewinski. Planner Wessler added that she has not yet had time to review these comments by Director Bob Krzewinski and it is her understanding that the committee itself has not had an opportunity to review his suggestions. She recommended that the board take a few minutes to review these suggestions. Chair Jugenitz asked about the grand total of the requests for this coming

year as opposed to the total in “out” years and if we think these numbers will hold or there will be changes. Planner Wessler responded that generally what happens is that some of these projects will be deferred, so she anticipates that the number in 2021 will be the same as in the current in 2018.

Planner Wessler discussed further the Bike Lane projects, specifically, Harriet, Spring Factory, and Maus (First to Emerick) and did agree on the suggested amendment to include bike lanes in “right-sizing” as well as the CIP Infrastructure Category be added for Huron Street, Cross to Forest for bike lanes.

No action was done at this time.

VII. OLD BUSINESS

1. Medical Marijuana Provisioning Centers: Increase in Buffer

This item continues to be tabled from 3/21/18

2. 534 N. Huron – Special Use & Site Plan

This item continues to be tabled from 4/18/18

VIII. FUTURE BUSINESS DISCUSSION/UPDATES

- 1. 307 N. River**
- 2. 539 S. Huron**
- 3. Officer elections**

IX. COMMITTEE REPORTS

1. Master Plan: Housing Affordability and Access subcommittee

Planner Wessler stated that last week the subcommittee met; broke down to sub-groups in order to do a “deep dive” to discuss housing stock, housing market, accessibility, density and homelessness. Next month they hope to get more information from each of these groups about their topic areas. Commissioner Zuellig asked where we stand on housing stock and housing rental which was addressed by Chair Jugenitz, since she also attended the meeting. It is going to require more active coordination from both these groups to determine what the quality of housing stock is and also need, etc.

2. Non-motorized Committee Report

Chair Jugenitz stated that Commissioner Talaga is proposed as the new representative to the Non-Motorized Committee. She asked if any other board members were interested – seeing none, Chair Jugenitz appointed Jared to serve on the non-motorized committee.

3. Non-motorized Advisory Committee: March – May minutes

March-May minutes were included in packet.

X. ADJOURNMENT

Since there was no further business, Commissioner Dahl MacGregor moved to adjourn the meeting (Support: P. Hollifield) and the motion carried unanimously. The meeting adjourned at 8:22 pm.