



February 13th, 2015

**2014 Annual Report
Planning Commission
Ypsilanti, Michigan**

INTRODUCTION

The Planning Commission of the City of Ypsilanti is governed by the Michigan Planning Enabling Act, State of Michigan Public Act 33 of 2008, and by the City of Ypsilanti's Zoning Ordinance.

In 2013, the Planning Commission's membership was as follows:

Roderick Johnson (chair)	Heidi Jugenitz
Richard Murphy (vice-chair)	Brett Lenart (term ended April)
Anthony Bedogne	Nicki Sandberg (term began May)
Mark Bullard (term ended June)	Scott Straley (term began June)
Gary Clark (term ended April)	Cheryl Zuellig
Phil Holifield	

Under the Planning Enabling Act, the Commission must provide an annual report to City Council, as the legislative body of the City. This report discusses,

1. The operations of the Commission during the past year
2. The status of any on-going planning activities
3. Recommendations to the legislative body related to planning and development

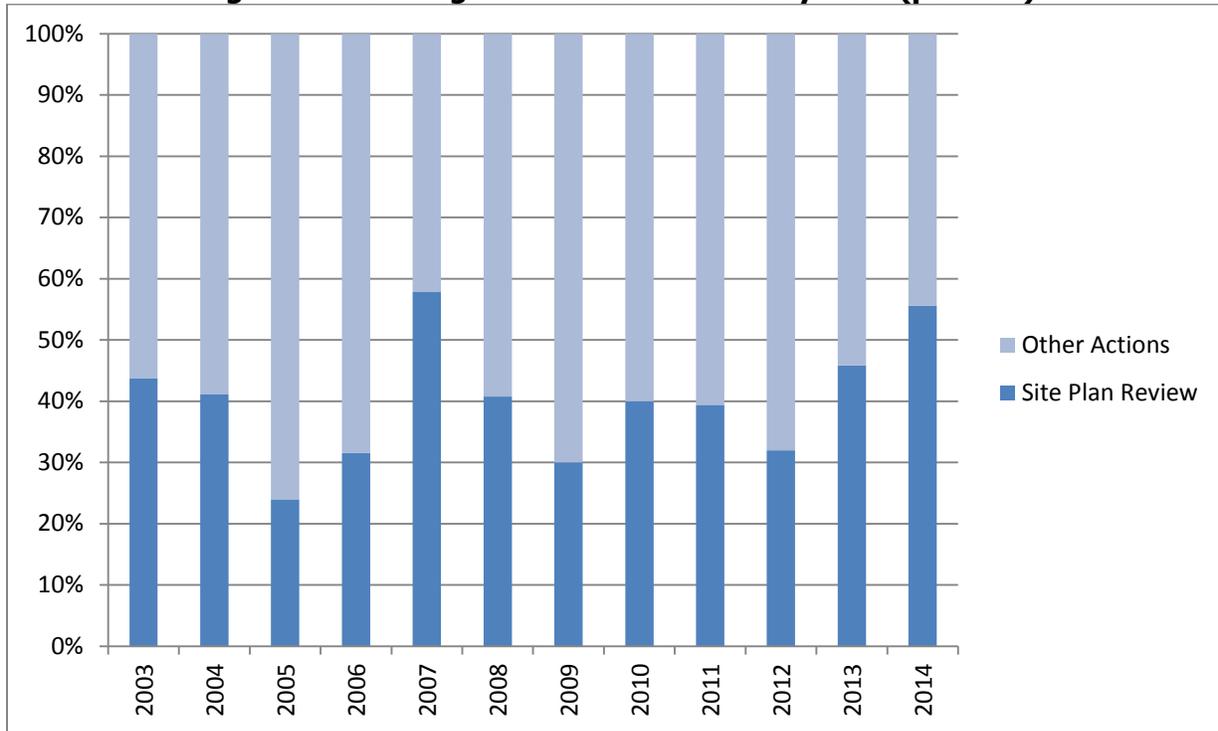
PLANNING COMMISSION OPERATIONS

The Planning Commission held regular monthly meetings during 2014, except for the month of July, and hosted two joint meetings with City Council to discuss the draft zoning ordinance. From the perspective of formal applications, the Commission's agenda maintained an average load compared to previous years. The Commission considered 19 actions, including 9 site plans, 2 special use permits, and no Planned Unit Developments (PUD). However, the Commission also undertook the update of the Zoning Code, which culminated in the adoption of a new map and text in December. The Nonmotorized Committee regularly met and continues to meet, and the Annual Report Committee met and will continue to meet in 2015.

Figure 1: Planning Commission Applications by Type

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Site plan review	7	6	6	7	10	2	7	11	7	11	9
Amend approved site plan	0	0	0	4	1	1	1	2	1	0	1
Special use permit	3	6	3	3	6	1	1	7	2	5	2
Zoning map amendment	1	4	5	2	5	2	3	2	3	1	1
Zoning text amendment	1	3	1	2	2	3	6	6	2	0	1
Master plan amendment	2	3	2	0	2	0	1	0	0	1	0
Planned unit development	0	1	0	0	0	0	0	1	2	2	0
Amend approved PUD	1	0	0	0	1	0		0	0	0	0
Alley/Street closure/Vacation	1	2	2	0	0	1	0	2	1	1	2
Change in non-conforming use	1	0	0	0	0	0	0	0	0	0	0
Allowed additional floor in B1	0	0	0	1	0	0	0	0	0	0	0
History Overlay discretionary zoning (tally starts 2010)							1	0	0	0	0
Capital improvements reviews (tally starts 2010)							0	2	1	1	2
Special topic planning (tally starts 2010)							0	0	1	2	0
Study item (tally starts 2010)							0	0	4	0	0
Conditional rezoning (tally starts 2010)							0	0	1	0	0
Total Applications	17	25	19	19	27	10	20	33	25	24	18

Figure 2: Planning Commission Actions by Year (percent)



ONGOING PLANNING ACTIVITIES

At the end of 2014, these planning projects remain in-progress.

- The new zoning ordinance is being monitored for bugs and overall efficiency; Planning Commission has already seen two amendments this year and will see at least two more "batches," one in June and one likely in November/December.
- The Capital Improvements Plan process remains in-progress. Staff does not anticipate adoption until June.
- Work continues on the implementation of the Water Street infrastructure plan, with Planning Commission participating in street and streetscape design.
- An update to the Nonmotorized Plan will be drafted for Planning Commission review.

Master Plan Implementation Matrix

These goals and their matrices are taken directly from the Master Plan, adopted Oct 2013.

Figure 3: Center Areas Master Plan Goals

PAGE 49

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC1	Building standards for centers that preserve the architecture	Form-based code	All Centers	Zoning Ordinance	X	X	X		X	Ordinance passed 12/14
MPC2	Allow renewable energy facilities on all buildings	Form- based code	All Centers	Zoning Ordinance				X	X	Ordinance passed 12/14
MPC3	Continue and expand the numbers, types of festivals and events	Ongoing	All Centers			X			X	
MPC4	Finish upper stories	Ongoing	All Centers			X	X	X	X	
MPC5	Maintain and expand transportation options	Ongoing	Downtown	AAATA expansion	X		X	X	X	
MPC6	Draft a business attraction plan for Downtown, Depot Town and Cross St	1-5 Years	All Centers	RRC certification		X			X	In Progress

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC7	Encourage business and event activity during the day and evening	1-5 Years	All Centers	First Fridays Ypsi	X	X	X		X	
MPC8	Marketing campaign for the City of Ypsilanti	1-5 Years	All Center	#visitypsi					X	
MPC9	Curbless "festival" street on Washington	1-5 years	Downtown		X		X		X	
MPC10	Use vacant storefronts for temporary retail uses	1-5 years	Downtown	Pop-up program promo w/ SBDC	X		X		X	
MPC11	Permanent year-round home for Downtown Farmer's Market	1-5 Years	Downtown	Growing Hope fundraiser	X	X	X	X	X	
MPC12	Permanent year-round home for Depot Town Farmer's Market	1-5 Years	Depot Town	Growing Hope fundraiser	X	X	X	X	X	
MPC13	Install a wayfinding system	1-10 Years	All Centers	CVB plan	X		X		X	

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPC14	Increase walkability (2-way streets & raised intersections)	1-10 Years	Downtown		X		X		X	
MPC15	Curbless "festival" street on River and Cross Street	1-10 years	Depot Town		X		X		X	
MPC16	Create a public space at new train station	1-10 Years	Depot Town		X			X	X	
MPC17	Separate Cross and Washtenaw	1-10 Years	Cross Street		X			X	X	
MPC18	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw	1-10 Years	Cross Street		X	X			X	

Figure 4: Neighborhood Areas Master Plan Goals

PAGE 55

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPN1	Continue and increase rental inspections and enforcement	Ongoing	All neighborhoods		X		X	X	X	
MPN2	Assist continuation and expansion of EMU Live Ypsi program	Ongoing	All neighborhoods			X			X	
MPN3	Plan and zone for range of housing typologies for the needs of all ages and abilities	Ongoing	All neighborhoods		X	X			X	
MPN4	Streamline multiple-family living arrangements into categories based on number of units and form, instead of use	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPN5	Continue home-based entrepreneurship	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPN6	Regulate the form of buildings to preserve the character of neighborhoods	Form-based code	All neighborhoods	New zoning ordinance		X	X		X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPN7	Preserve the character of the area by using regulations on street type, building type as well as use	Form-based code	Central neighborhoods	New zoning ordinance	X	X	X	X	X	Ordinance passed 12/14
MPN8	Regulations of the variety of housing types, uses and lot sizes will be calibrated to the existing patterns	Form-based code	Central neighborhoods	New zoning ordinance		X			X	Ordinance passed 12/14
MPN9	Limit uses to predominantly single-family residential uses in areas with small houses, suited for only single-family use	Form-based code	Outlying neighborhoods	New zoning ordinance	X	X			X	Ordinance passed 12/14
MPN10	Create 'Eco-Districts' in neighborhood parks	1-10 years	All neighborhoods	adopt-a-park, Ypsi Pride		X		X		Ordinance passed 12/14

Figure 5: Corridor Areas Master Plan Goals

PAGE 59

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPCo1	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	Form-based code	All corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo2	Retain the mix of uses within each corridor but allow them throughout the area	Form-based code	All corridors	New zoning ordinance		X	X		X	Ordinance passed 12/14
MPCo3	Reinforce the preservation of historic buildings	Form-based code	Historic corridors	New zoning ordinance		X			X	Ordinance passed 12/14
MPCo4	Maintain River Street as a historic boulevard	Form-based code	Historic corridors	New zoning ordinance	X	X			X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPCo5	Require a pedestrian-friendly building form while allowing a mix of uses for both students and residents along Huron River Dr, LeForge & Railroad corridors	Form-based code	General corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo6	Coordinate regulations for Washtenaw with the County Re-Imagine Washtenaw Ave Plan	Form-based code	General corridors	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPCo7	Restore Harriet St as the Main St of adjacent neighborhoods	Form-based code / 1-10 years for street improvements	General corridors	New zoning ordinance	X	X	X		X	In Progress
MPCo8	Restore two-way function to Cross, Huron and Hamilton Streets	1-10 years	Historic corridors		X		X	X	X	

Figure 6: District Areas Master Plan Goals
PAGE 64

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPD1	Update regulations to create walkable areas at the border of the City and EMU campus	Form-based code	EMU	New zoning ordinance	X	X	X		X	Ordinance passed 12/14
MPD2	Create regulations that support the existing building form but assure access by all modes of transportation	Form-based code	Health & Human Services	New zoning ordinance	X	X	X	X		Ordinance passed 12/14
MPD3	Allow renewable energy facilities, such as solar panels, on industrial land	Form-based code	Job Districts	New zoning ordinance				X	X	Ordinance passed 12/14
MPD4	Reduce the minimum lot size and width in the industrial park to create more opportunity	Form-based code	Job Districts	New zoning ordinance		X			X	Ordinance passed 12/14

Key	Action	Timeframe	Location	Actions Taken	Safety	Diversity	Equity	Enviro	Economy	Completion Date
MPD5	Align economic development incentives and programs to encourage emerging sectors that align with the Guiding Vales and the employment potential of residents	1-5 years	All Districts	PACE/SEMREO						In Progress
MPD6	Create "Welcome to Ypsilanti" packages for new EMU students, including web version	1-5 years	EMU			X	X		X	
MPD7	Encourage use or redevelopment of unused parking lots	1-5 years	HHS & Job Districts			X		X	X	
MPD8	Create a 'front door' for EMU in the area created by the reconfiguration of Cross and Washtenaw	1-10 years	EMU		X	X		X	X	

Figure 7: General/Overall Master Plan Goals

PAGE 83

Key	Action	Timeframe	Location	Actions Underway	Safety	Diversity	Equity	Enviro	Economy	Date of Completion
MPA1	Establish "Aging in Place" programs	1-5 years	All neighborhoods		X	X	X			

COMMISSION RECOMMENDATIONS TO COUNCIL

The Commission urges that the importance of these and similar projects to Ypsilanti's future not be overlooked.

- The Planning Commission requests ongoing support for the recommendations related to the Redevelopment Ready Communities recertification.
- Ongoing projects such as Water Street redevelopment remain priorities that require staff time and may require further support through contractual and other expert partners to maintain efficacy due to increased activity on the site and elsewhere in the city.

ACTION

The Planning Commission adopted this report at its May 2015 meeting and approved transmittal to City Council.