



**2015 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 2015, the Planning Commission's membership was as follows:

- | | |
|-----------------------------|---------------------------------------|
| Roderick Johnson (chair) | Liz Dahl MacGregor (appointed August) |
| Cheryl Zuellig (vice-chair) | Briana A. Mason (appointed October) |
| Anthony Bedogne | Nicki Sandberg (resigned June) |
| Phil Hollifield | Scott Straley (resigned August) |
| Heidi Jugenitz | |

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 2015, as well as two special meetings. No joint meetings were held. The Commission took nearly twice as many actions in 2015 as in 2014; likely due to deferred applications due to the "in-progress" zoning ordinance. The Nonmotorized Committee regularly met and continues to meet; other subcommittees did not meet in 2015. The Planning Commission maintained two vacant seats throughout 2015, despite the addition of two new members.

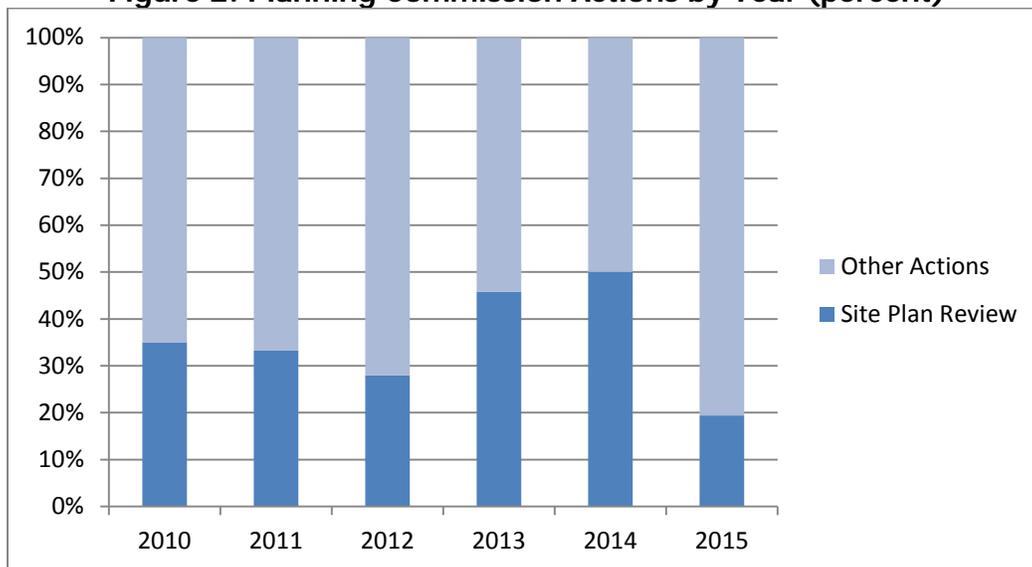
The Commission considered 36 actions, including 7 site plans, 6 special use permits, and 2 Planned Unit Developments (PUD). The Commission also recommended adoption of the City's first Capital Improvements Plan, reviewed its first Modification of Sign Standards application, revoked a special use permit for the first time; and processed six designations of special nonconforming statuses ("Nonconforming A"). The Planning Commission also saw their efforts at creating and maintaining a user-friendly process rewarded by the designation of the City as a Redevelopment Ready Community by the Michigan Economic Development Corporation.

Included in this year's annual report is the implementation matrix from the Master Plan, with topics not involving the Planning Commission removed. Although these topics are not included, they remain important to the overall success of the City.

Figure 1: Planning Commission Applications by Type (past five years)

Planning Commission Application / Deliberation	2010	2011	2012	2013	2014	2015
Site plan review	7	11	7	11	9	7
Amend approved site plan	1	2	1	0	1	0
Special use permit	1	7	2	5	2	6
Zoning map amendment	3	2	3	1	1	1
Zoning text amendment	6	6	2	0	1	2
Master plan amendment	1	0	0	1	0	0
Planned unit development	0	1	2	2	0	2
Amend approved PUD	0	0	0	0	0	0
Alley/Street closure/Vacation	0	2	1	1	2	0
History Overlay discretionary zoning (begins 2010)	1	0	0	0	0	0
Capital improvements reviews (begins 2010)	0	2	1	1	2	3
Special topic planning (begins 2010)	0	0	1	2	0	0
Study item (begins 2010)	0	0	4	0	0	7
Conditional rezoning (begins 2010)	0	0	1	0	0	0
Modification of Sign Standards (begins 2012)	--	--	0	0	0	1
Special Use Revocation (begins 2015)	--	--	--	--	--	1
Designation of Special Nonconforming Status (begins 2015)	--	--	--	--	--	6
Total Applications / Deliberations	20	33	25	24	18	36

Figure 2: Planning Commission Actions by Year (percent)



Master Plan Implementation Matrix

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

Capital Improvements Plan = CIP; Zoning Ordinance = ZO

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Center	C1	Building standards for centers that preserve the architecture	2014-2015	All Centers					ZO	ZO passed 2014	ZO review underway
	C2	Allow renewable energy facilities on all buildings	2014-2015	All Centers					ZO	ZO passed 2014	ZO review underway
	C4	Finish upper stories	Ongoing	All Centers					ZO	ZO passed 2014	ZO review underway
	C5	Maintain and expand transportation options	Ongoing	Downtown					ZO, CIP	CIP adopted 2015	ZO review underway; CIP update underway
	C6	Draft a business attraction plan for Downtown, Depot Town and Cross St	2014-2019	All Centers					ZO, CIP	RRC Certification obtained 2015	ZO review underway; CIP update underway; RRC maintenance underway
	C7	Encourage business and event activity during the day and evening	2014-2019	All Centers					ZO	ZO passed 2014	ZO review underway

	Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Center	C9	Curbless "festival" street on Washington	2014-2019	Downtown						CIP	CIP adopted 2015	CIP update underway
	C10	Use vacant storefronts for temporary retail uses	2014-2019	Downtown						ZO	ZO passed 2014	ZO review underway
	C14	Increase walkability (2-way streets & raised intersections)	2014-2024	Downtown						CIP	CIP adopted 2015	CIP update underway
	C15	Curbless "festival" street on River and Cross Street	2014-2024	Depot Town						CIP	CIP adopted 2015	CIP update underway
	C16	Create a public space at new train station	2014-2024	Depot Town						CIP	CIP adopted 2015	CIP update underway
	C17	Separate Cross and Washtenaw	2014-2024	Cross Street						CIP	CIP adopted 2015	CIP update underway
	C18	Create a "front door" for EMU with reconfiguration of Cross and Washtenaw	2014-2024	Cross Street						CIP	CIP adopted 2015	CIP update underway
Neighborhood	N3	Plan and zone for range of housing typologies for the needs of all ages and abilities	Ongoing	All neighborhoods						ZO	ZO passed 2014	ZO review underway

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	N4	Streamline multiple-family living arrangements into categories based on number of units and form, instead of use	2014-2015	All neighborhoods					ZO	ZO passed 2014	ZO review underway
	N5	Continue home-based entrepreneurship	2014-2015	All neighborhoods					ZO	ZO passed 2014	ZO review underway
	N6	Regulate the form of buildings to preserve the character of neighborhoods	2014-2015	All neighborhoods					ZO	ZO passed 2014	ZO review underway
Neighborhood	N7	Preserve the character of the area by using regulations on street type, building type as well as use	2014-2015	Central neighborhoods					ZO	ZO passed 2014	ZO review underway
	N8	Regulations of the variety of housing types, uses and lot sizes will be calibrated to the existing patterns	2014-2015	Central neighborhoods					ZO	ZO passed 2014	ZO review underway
	N9	Limit uses to predominantly single-family residential uses in areas with small houses, suited for only single-family use	2014-2015	Outlying neighborhoods					ZO	ZO passed 2014	ZO review underway

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
N10	Create 'Eco-Districts' in neighborhood parks	2014-2024	All neighborhoods						ZO	ZO passed 2014	ZO review underway
Corridor	Co1	Designate the appropriate building form for each corridor based on existing patterns and vision for that corridor	2014-2015	All corridors					ZO	ZO passed 2014	ZO review underway
	Co2	Retain the mix of uses within each corridor but allow them throughout the area	2014-2015	All corridors					ZO	ZO passed 2014	ZO review underway
	Co3	Reinforce the preservation of historic buildings	2014-2015	Historic corridors					ZO	ZO passed 2014	ZO review underway
	Co4	Maintain River Street as a historic boulevard	2014-2015	Historic corridors					ZO, CIP	ZO passed 2014	ZO review underway
Corridor	Co5	Require a pedestrian-friendly building form while allowing a mix of uses for both students and residents along Huron River Dr, LeForge & Railroad corridors	2014-2015	General corridors					ZO	ZO passed 2014	ZO review underway

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
Co6	Coordinate regulations for Washtenaw with the County Re-Imagine Washtenaw Ave Plan	2014-2015	General corridors						ZO	ZO passed 2014	ZO review underway
	Restore Harriet St as the Main St of adjacent neighborhoods	2014-2015 for ZO / 2014-2024 years for streets	General corridors						ZO, CIP	ZO passed 2014, CIP 2015	ZO review underway; CIP update underway
	Restore two-way function to Cross, Huron and Hamilton Streets	2014-2024	Historic corridors						CIP	CIP adopted 2015	CIP update underway
D1	Update regulations to create walkable areas at the border of the City and EMU campus	2014-2015	EMU						ZO	ZO passed 2014	ZO review underway
	Create regulations that support the existing building form but assure access by all modes of transportation	2014-2015	Health & Human Services						ZO	ZO passed 2014	ZO review underway
	Allow renewable energy facilities, such as solar panels, on industrial land	2014-2015	Job Districts						ZO	ZO passed 2014	ZO review underway

Key	Action	Timeframe	Location	Safety	Diversity	Equity	Environ	Economy	Primary Mechanism	Completion or Benchmark Date	Next Steps
	D4	Reduce the minimum lot size and width in the industrial park to create more opportunity	2014-2015	Job Districts					ZO	ZO passed 2014	ZO review underway
	D7	Encourage use or redevelopment of unused parking lots	2014-2019	HHS & Job Districts					ZO	ZO passed 2014	ZO review underway
	D8	Create a 'front door' for EMU in the area created by the reconfiguration of Cross and Washtenaw	2014-2024	EMU					CIP	CIP adopted 2015	CIP update underway
General	G1	Establish "Aging in Place" programs	2014-2019	All neighborhoods					ZO, CIP	ZO passed 2014, CIP 2015	ZO review underway; CIP update underway

LOOKING FORWARD

At the end of 2015, these planning projects remain in progress.

- The new zoning ordinance is being monitored for bugs and overall efficiency. Staff is drafting an organizational overhaul; it will be presented to PC in February.
- The first annual Capital Improvements Plan update is coming up in March.
- Planning Commission will review an update to the Nonmotorized Plan, likely in March/April.

ACTION

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