

**PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 19, 2007  
COUNCIL CHAMBERS  
7:30 P.M.**

**I. CALL TO ORDER**

The meeting was called to order at 7:30 p.m.

**II. ROLL CALL**

**Present:** R. Johnson, G. Clark, B. Lenart, R. Andrews, C. Zuellig,  
P. Lippens, B. McClemens, D. Lautenbach, K. Smith

**Staff:** K. Hart, Planning Director, N. Schuette, Exec. Secy.

**III. APPROVAL OF MINUTES – August 15, 2007**

Commissioner Clark moved to approve the minutes of August 15, 2007 with corrections as stated on Pages 1, 2, 9 and 10 (Support: B. McClemens) and the motion carried unanimously.

**IV. AUDIENCE PARTICIPATION**

None

**(Commissioner Smith Arrives)**

**V. OLD BUSINESS**

1. 1512-1514 Washtenaw – Request for additional 1,000 s.f. of floor area for single-business tenant in the B-1, Neighborhood Business District.

Commissioner Clark moved to remove this item from the table (Support: D. Lautenbach) and the motion carried unanimously.

Karen Hart reviewed past history on this issue. The item went to Council and they approved the text amendment to add Antique, Consignment and Resale stores as a Permitted Use in the B-1 zoning district. At the last Planning

Commission meeting, this item was tabled to allow another floor plan to be provided by the applicant. Two floor plans were submitted by the applicant, one provides the current floor plan with two tenant spaces of 2,942 s.f. and 1,738 s.f. A partition was recently constructed to allow the owner to open the consignment shop immediately. The second floor plan reflects the requested additional 1,000 s.f. to allow a larger retail space of 3,810 s.f. leaving a second space of approximately 870 s.f. Staff recommends approval of this request.

**Chundra Johnson, owner of 1512/1514 Washtenaw – 3228 Hawks Avenue, Ann Arbor** –She did construct a wall at 3,000 s.f. and with the assistance of the Building Department, she has met all of their specifications, has her Certificate of Occupancy and opened the store last Saturday. She is still interested in ultimately utilizing the entire space of 4,860 s.f. and plans to go before the Zoning Board of Appeals next week to make this request.

Commissioner Lippens moved to approve an additional 1,000 s.f. of floor area at 1512/1514 Washtenaw as represented on the site plan presented before us by the applicant at the August 15<sup>th</sup> meeting and that the expansion would not create any adverse impact on the surrounding land uses, adjacent businesses or residential to the north, and because of the unique characteristics of this building in that it was constructed under a previous ordinance and this would bring it closer to conformity (Support: B. Lenart). A roll call vote was taken and carried unanimously.

## **VI. NEW BUSINESS/DISCUSSION**

### **1. 626 North Huron - Site Plan Review for Self-Storage Expansion**

Karen Hart presented the staff report stating that this is a self storage site. It is zoned C/I Commercial Industrial which allows self-storage facilities and mini-warehouses as a Permitted Use. The applicant is requesting site plan approval to add movable storage units to the rear of an existing property used for self-storage. The current owner acquired the property in 2006 and applied for a Certificate of Occupancy. Staff inspected the property in February 2007 and determined that additional storage unit buildings had been added to the site by the previous owner without Site Plan approval. The new owner was informed that Site Plan approval is required for these units.

The site is 72,527 s.f. The amount of impervious surface area will be decreased as a result of cutting in new landscaped areas, while green open space area will be increased.

The current owner has submitted a site plan to bring it up to our standards. Staff is recommending approval with the 18 items being addressed as listed in the staff report dated September 14, 2007 in a revised Site Plan and re-submitted for staff administrative review. Staff also noted that waivers will be required for interior parking lot islands and landscaping.

Chairperson Johnson asked if the parking lot would be resurfaced since it is his opinion it is in a state of disrepair. Ms. Hart responded that she did not see it on the plans adding that this would be a question for the applicant.

Some discussion was held on the 18 items listed by staff and the requirements of each.

**Mike Petix, owner of 626 N. Huron – resides at 44942 Oak Forest Drive, Northville** – stated that he acquired the property in November 2006 and at that time applied for a Certificate of Occupancy (C/O) only to find that there was no existing C/O and no site plan approved. Since acquisition, they have been working to try and bring and all the necessary items up to code. He does not plan to resurface the parking lot at this time.

The commission members went through each of the 18 items referred to in the staff report (attached), explaining to Mr. Petix what should be included on the revised site plan prior to his re-appearance before the Planning Commission for possible approval and his application to the Zoning Board of Appeals for variances. Staff will ensure that Mr. Petix has a clear understanding of the necessary information that must be included in the revised site plan as discussed by the commission members.

Commissioner Clark moved to table this item pending discussion between staff and Mr. Petix on the 18 items listed in the staff report to be included in a revised plan as well as the plan to include an extension of the public sidewalk along the Huron River Drive right of way to the northern boundary of the applicant's property (Support: B. McClemens) and motion carried unanimously.

2. 203 South Huron – Gilbert Residence Request for Waiver of Entryway Overland District parking requirements.

Staff report was presented by Karen Hart stating that the Gilbert Residence recently constructed a covered portico over the front entrance to the nursing home. The addition was reviewed and approved by staff, as well as six additional parking spaces at the west end of the existing parking lot, as a minor Site Plan Amendment to the Site Plan approved in 2003. However, during review of the minor amendment, it was determined that the additional parking within the front yard is prohibited by the Entryway Overlay District, therefore would require a specific waiver by the Planning Commission. Staff has reviewed the request and recommends approval of the waiver.

**Mary Gibbons, Exec. Director of the Gilbert Residence** – was in attendance to respond to any questions by board members.

After some discussion on this issue, Commissioner Zuellig moved to approve the waiver for off-street parking at 203 S. Huron, Gilbert Residence, in the Entry Overlay District based on the fact that the parking in the front yard is amply screened from the street and a revised site plan addressing items 1-4 on the

staff report of September 6, 2007 was included as requested (Support: K. Smith). A roll call vote was taken and carried unanimously.

### 3. Review of Revised Resolution to City Council

On March 7, 2006, City Council passed a resolution requesting that the Planning Commission consider additional zoning changes for the Cross Street and Midtown Areas to further improve quality of life. After many meetings and much discussion, a resolution by the Planning Commission was formed at the August 15, 2007 Planning Commission Meeting. Prior to being submitted to City Council and after further review, it was agreed that the following changes be made. Commissioner Lippens moved to make the following changes prior to submission to City Council (D. Lautenbach) and the motion carried unanimously.

**Change 5<sup>th</sup> "Whereas"** after ADU to read "may" instead of "would."

**Change 6<sup>th</sup> Whereas to:**

"WHEREAS, The Planning Commission also has determined that the zoning amendments allowing rebuilding of non-conforming uses in the R-1, R-2 and R-3 zoning districts serve as a barrier to improving the quality of life City Council strives to protect by thwarting implementation of long term land use plans; and"

**Add 2<sup>nd</sup> Resolved to:**

RESOLVED, That the Planning Commission will evaluate the 2000 and 2003 amendments to the non-conforming use provisions of the zoning ordinance regarding the rebuilding of non-conforming structures and recommend text amendments, as deemed necessary;

## VII. FUTURE BUSINESS DISCUSSION

Ms. Hart stated that the Washtenaw County MSU Extension Office has been awarded a grant to bring another planner on board for 2 years and possibly longer. They would be an employee of the Extension Service who would pay 60% of their salary & benefits. The County would pay a portion of the salary with both the Downtown Development Authority and City contributing a small amount to supplement the cost. She is hoping that this will happen in November and December and it would be primarily economic development work with which the City could use some assistance.

The Blueprint of Michigan Downtowns has not been finalized yet, and the State is deciding on the choice of consultant. It appears that this effort will kick off in January.

Ms. Hart informed board members that the City of Ypsilanti will be holding three town hall meetings to discuss the city income tax as well as giving residents an opportunity for questions. She listed the locations and dates of these meetings.

## **VIII. ADJOURNMENT**

Since there was no further business, Commissioner Andrews moved to adjourn the meeting (Support: P. Lippens) and the motion carried unanimously. The meeting adjourned at 10:10 p.m.