

1. Planning Commission September 2019 Regular Meeting Agenda

Documents:

[01-SEPTEMBER 2019 AGENDA.DOC](#)

2. 1820 Washtenaw Site Plan

Documents:

[INDICA SITE PLAN.PDF](#)

3. Nonmotorized Minutes - August 2019

Documents:

[NMAC MEETING MINUTES - AUGUST 2019.PDF](#)

4. Nonmotorized Minutes - Draft September 2019

Documents:

[NMAC MEETING MINUTES - SEPTEMBER 2019.PDF](#)

**Agenda**  
**Planning Commission**  
**Wednesday, 18 September 2019 – 7:00 P.M.**  
**City Hall – Council Chambers, 1 S Huron St**  
**Ypsilanti, MI 48197**

**I. Call to Order**

**II. Roll Call**

Matt Dunwoodie, Chair	P	A
Jared Talaga, Vice-Chair	P	A
Jessica Donnelly	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Michael Simmons	P	A

**III. Approval of Minutes**

- August 21, 2019

**IV. Audience Participation**

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled. Please limit to five minutes.

**V. Presentations and Public Hearing Items**

- 1820 Washtenaw  
Special Use/Site Plan

**VI. Old Business**

**VII. New Business**

- Master Plan/Sustainability Plan update

**VIII. Future Business Discussion / Updates**

**IX. Committee Reports**

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access Committee report

**X. Adjournment**

EXISTING CONDITIONS AND PROPOSED CONDITIONS

**SITE DATA**

1. PROPERTY INFORMATION:  
 PARCEL #: 11-11-06-409-003  
 SITE AREA: 20,069 SF (0.461 AC)  
 OWNER: DA HOLDING, LLC  
 1820 WASHTENAW AVE  
 YPSILANTI, MI 48197  
 DEVELOPER: INDICA, LLC  
 1090 N HURTON RIVER  
 YPSILANTI, MI 48197  
 734-879-1204

2. ZONING:  
 PROPERTY CURRENTLY ZONED GC GENERAL CORRIDOR  
 ABUTTING PROPERTY CURRENTLY ZONED:  
 NORTH: R-1 SINGLE FAMILY RESIDENTIAL  
 SOUTH: GC GENERAL CORRIDOR  
 EAST: NC NEIGHBORHOOD CORRIDOR  
 WEST: GC GENERAL CORRIDOR  
 PROPOSED LAND USE: PROVISIONING

3. SETBACKS:  
 EXISTING BUILDING (GRANDFATHERED FACILITIES)  
 FRONT = MAX 10' FROM WASHTENAW ROW, 0' MIN AND 15' MAX FROM ALL OTHER STREETS  
 SIDES = 0  
 REAR = 5'

4. PARKING:  
 REQUIRED = (1) PARKING SPACE PER (250) SF. OF GROSS FLOOR AREA.

5. BUILDINGS:  
 EXISTING BUILDINGS  
 BUILDING 1: 2,100 SFT  
 BUILDING 2: 916 SFT

6. LOT:  
 MINIMUM LOT SIZE: 1,800 SFT  
 MINIMUM LOT WIDTH: 15'  
 LOT SIZE: 20,069 SFT (0.461 ACRES)  
 LOT DIMENSIONS: 70' X 132'  
 MAX LOT COVERAGE: 90%

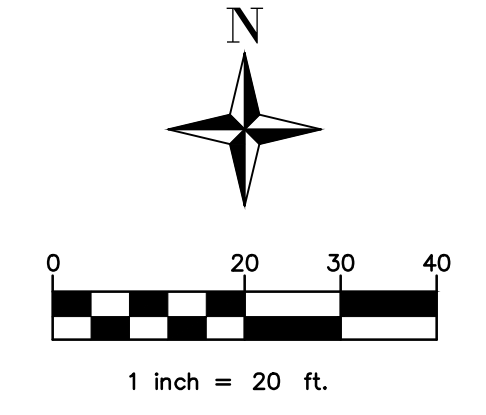
**GENERAL NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADI AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

**BENCHMARK INFORMATION**

BM N  
 ELEV = 777.33  
 NW BOLT ON HYD.

BM S  
 ELEV = 781.94  
 TOP OF REBAR



PLANS PREPARED BY:

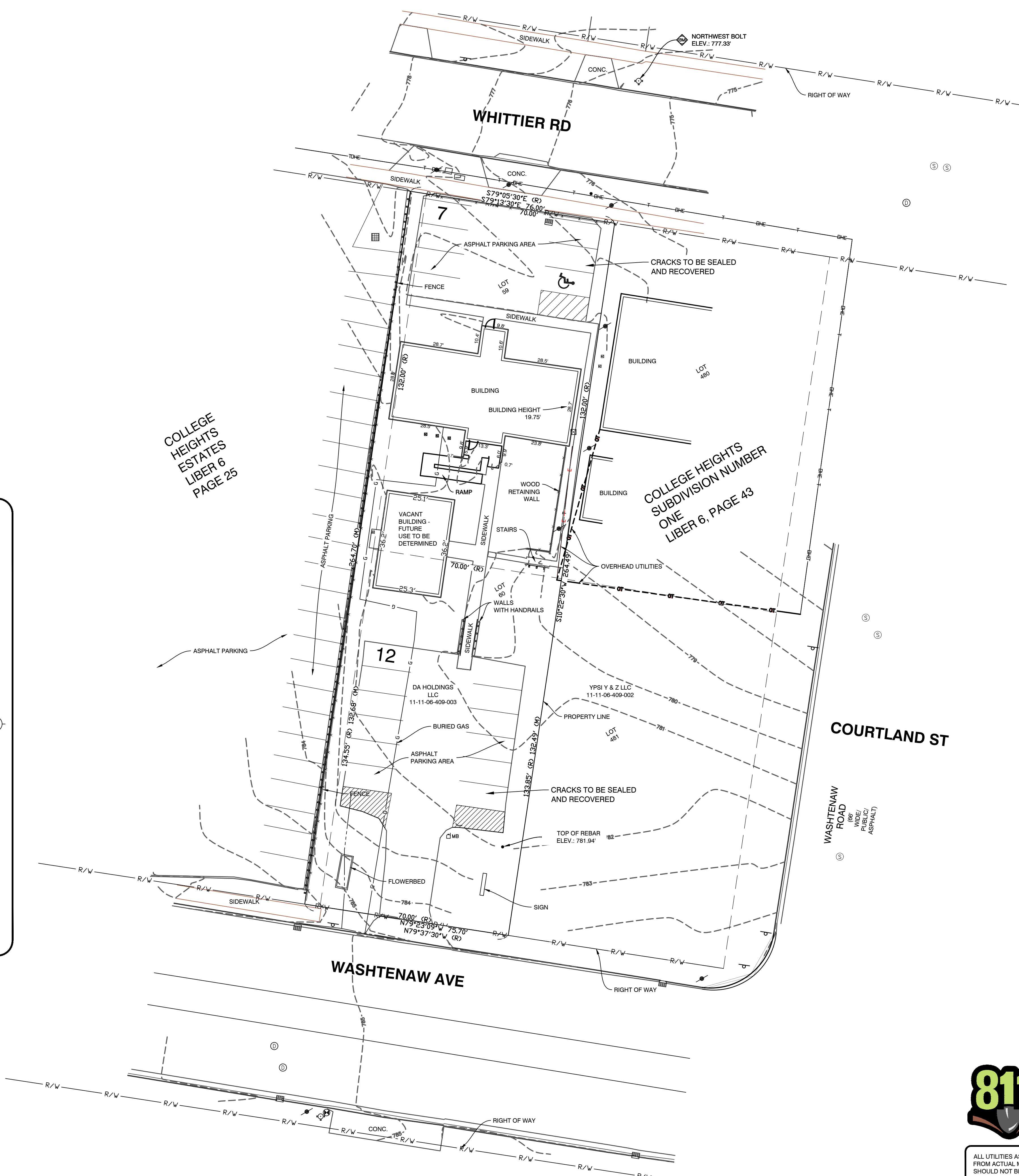
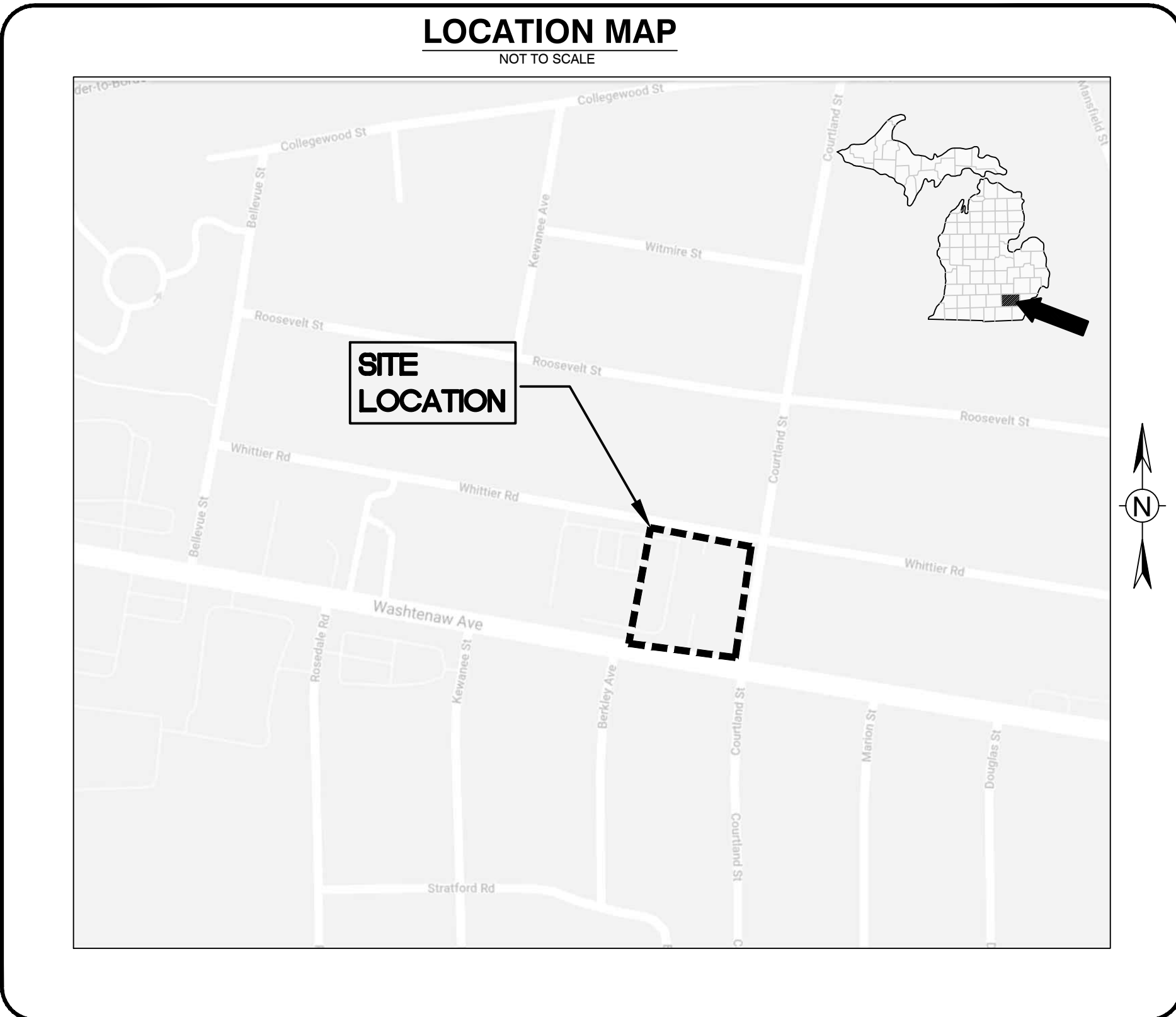
Civil Engineers & Surveying  
 MICHIGAN | INDIANA | ILLINOIS | OHIO  
 269.217.8729 PHONE | 866.599.0604 FAX  
 www.arengineeringllc.com

DRAWN: cn  
 CHECKED: ASR

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

No.	ISSUED FOR:	DATE	BY
0	PRELIMINARY REVIEW	06/25/19	cn
1			
2			
3			
4			

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COLLEGE HEIGHTS ESTATES LIBER 6 PAGE 25

COLLEGE HEIGHTS SUBDIVISION NUMBER ONE LIBER 6, PAGE 43

**SITE LAYOUT**  
**YPSILANTI PROVISIONING**  
**WESTWIND CONSTRUCTION**

SHEET TITLE:  
 PROJECT:  
 CLIENT:

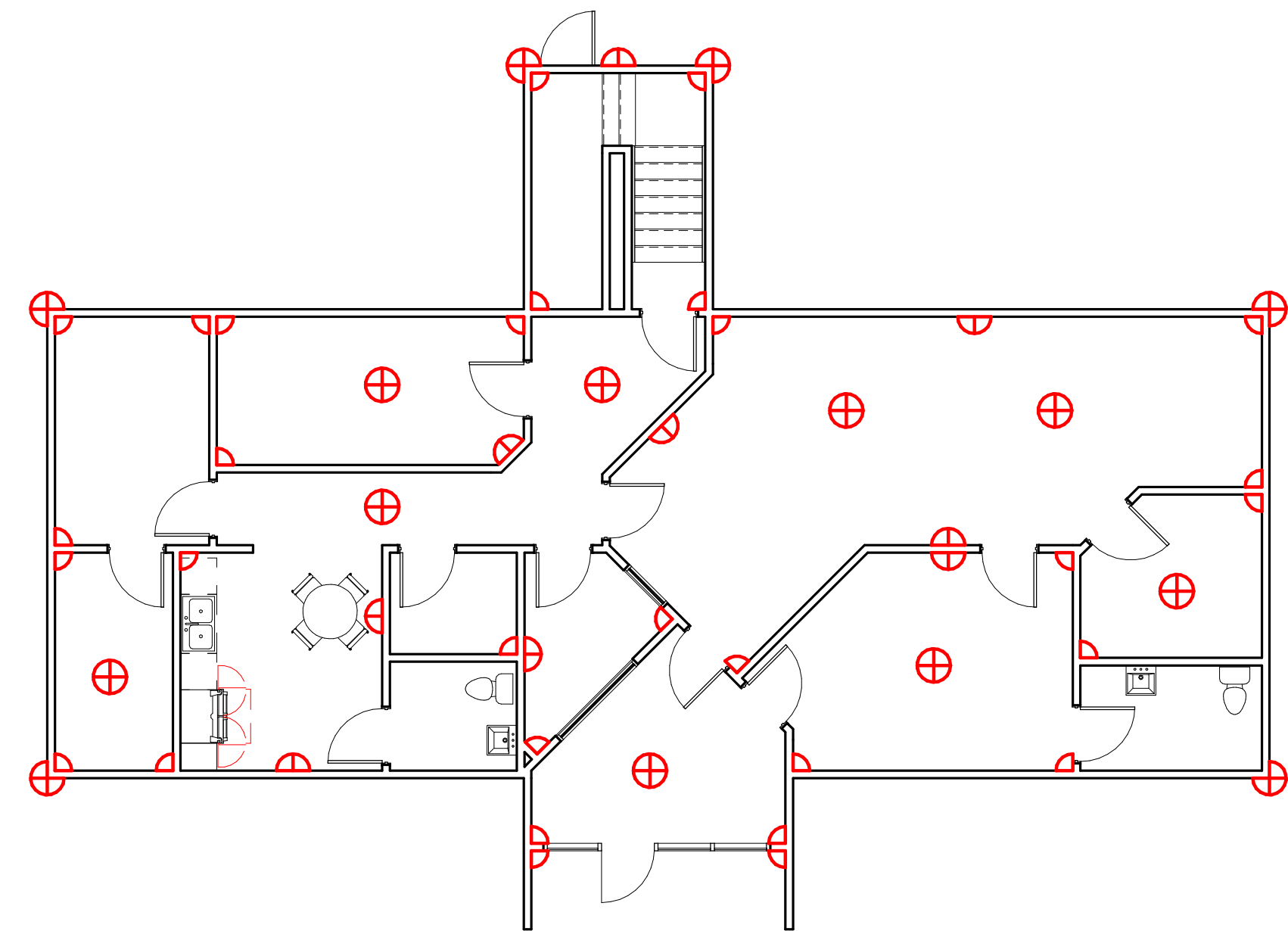
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 1904151

DATE  
 06/25/2019

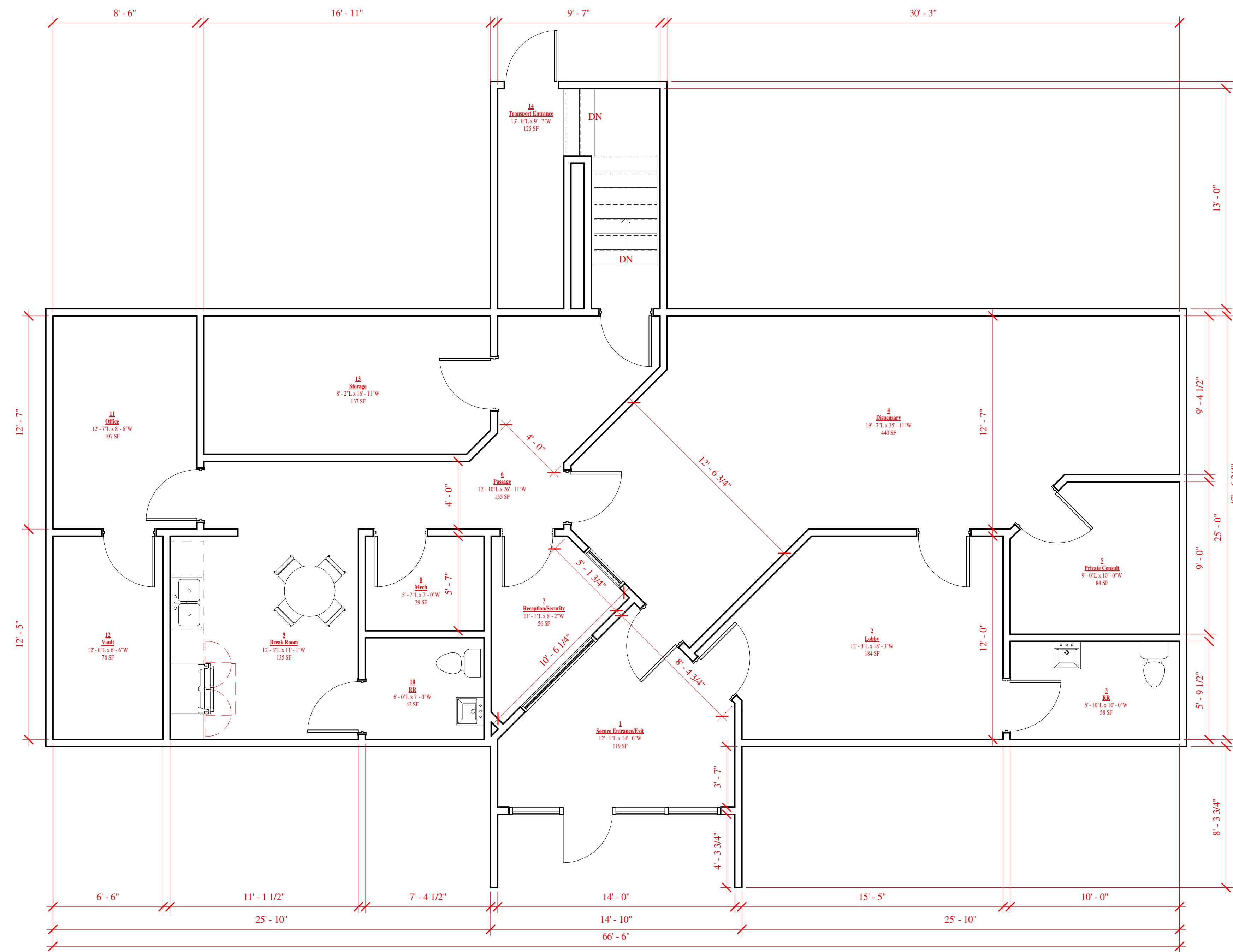
SHEET NUMBER  
 C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: LANDTECH PROF. SURVEYING



② Security  
1/8" = 1'-0"



① Dispensary  
1/4" = 1'-0"

**Proposed Provisioning Center**

1820 Washtenaw Ave.  
Ypsilanti, Michigan

PROJECT NUMBER	TBD
DATE:	2019.07.22
DRAWN BY:	NTH
CHECKED BY:	TJ

Revision Schedule

No.	Description	Date

Conceptual

PLAN VIEW

A  
101.1

## Ypsilanti Non-Motorized Advisory Committee Meeting Minutes - Thursday, August 1, 2019

1. Call to order - The meeting was called to order at 7:05pm, August 1, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Helen Schulte, Lee Stimpson, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.
2. Introductions - Audience participation - Public input – None.
3. General business
  - a. Agenda approval – A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
  - b. Approval of June meeting minutes - A motion was made by Sarah, seconded by Helen, to approve the June minutes (there was no July meeting), passing unanimously.
  - c. Additional Committee member recruitment - Lee Stimpson and Jared Walfish were both approved unanimously at the July 17<sup>th</sup> Planning Commission meeting for two-year terms on the Non-Motorized Advisory Committee.
4. Old & continuing business
  - a. 2019 Committee priorities
    1. City Non-Motorized Plan – Jared Talaga could not make the meeting tonight but texted he is working on the Plan update and could meet with Bob and Bonnie next week.
    2. Sidewalk curb cut inventory & improvements
      - Top 10” list of curb cut needs and improvements – Bob circulated a list of curb cuts received through social media outreach. Another outreach effort will be made asking for curb cut input specifically on City-controlled streets versus Michigan Department of Transportation jurisdiction roads (Huron, Hamilton, Michigan, Washtenaw). A “top 10” list will be forwarded to City Public Services in the early fall for possible 2020 action.
    3. Pedestrian Improvements
      - Permanent radar speed signs – Bob will send out a notice on social media asking input on where permanent (i.e. solar powered) radar speed signs (i.e. “The speed limit is XXmph and your speed is XXmph”) could be installed.
      - Discussed was the need for a speed limit sign on eastbound Cross approaching Depot Town and mid-block pedestrian crossing signage (indicating motorists must stop for pedestrians) of the Border To Border Trail on Cornell between Mayhew & Collegewood. Bonnie will look into this signage.
    4. Bike Lanes – A Ypsi Connect (click fix) input has gone in to repaint faded bike lanes on W. Cross Street, College Place and Forest. Also discussed was a desire to have bike lanes repainted in the spring so as to be effective during prime bicycling months.
    5. Communication – Bob will work on a draft quarterly Non-Motorized Committee newsletter in time for the next meeting.
    6. Non-Motorized City budget – Not discussed.
    7. Bike Boulevards – Bob discussed this concept of select, low-traffic-count streets that connect areas of the City that bicyclists and pedestrians could be encouraged to use. A good example would be Adams Street from Forest south to Harriet Street. Bob will email more information to Committee members.
    8. Border To Border Trail gap completion & improvements – Bonnie gave an update on Ypsilanti B2B work scheduled to start next year (Frog Island and Grove Trail improvements).
    9. Walk Friendly Community application – Will be applied for once the Non-Motorized Plan is updated.
    10. Sidewalk/Curb Cut snow & vegetation removal promotion – Social media request was made in July to neighborhoods to make sure sidewalks are accessible and not obscured by vegetation.
    11. Events – Bob was planning to set up a City Non-Motorized Committee/Border To Border Trail information table at the EMU Bike Rodeo on August 3<sup>rd</sup>. The Committee will have a table at the Parkridge Festival on August 24 (Saturday) from 12pm to 3pm. Other events where the Committee could do outreach are the Bike Ypsi Taco Tour (9/15) & Fall Ride, the downtown Halloween Festival (October 25) with possibly a B2B Trail walk on 10/25 after dark.
    12. Dockless bicycle/scooter policy by City – Complete (ordinance passed earlier in the year).

- b. Parkridge bike repair station – An AARP grant request for a repair station at the Parkridge Community Center was not approved but Bob will contact the Washtenaw Bicycling & Walking Coalition to see if they would still be willing to put up a 50% match (\$800) if other funding sources can be found (Bonnie and Lee noted some possible options such as Park Bicycle Tools and the City Parks & Recreation Commission). Also, Bob will send out a list of [approved AARP grant requests](#) so as to give ideas for future possible AARP grant requests.

5. New Business

- a. Planning Department update – Bonnie gave an update of the MDOT Huron/Hamilton/Washtenaw repaving project (with non-motorized improvements) and while construction is planned for 2022, public input sessions are planned locally in late summer/early fall. Also, Bonnie has been working with the DDA to expand the number of bike racks in the business districts.
- b. Pedestrian Crossing Legislation – Discussed was [Michigan HB 4738](#) introduced by Representative Ronnie Peterson. It was noted that this proposed legislation is similar to a defeated City of Ann Arbor ordinance proposal that would have scaled back current pedestrian crossing laws. Bob will gather more information about the ordinance and possibly meet with Representative Peterson.
- c. Other – The City has a new Public Services Director, Ron Akers.

6. Other Items – Announcements – Next meeting – September 5<sup>th</sup>.

- 7. Adjournment - A motion was made by Saran, seconded by Bob, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:24pm. The next meeting will be Thursday, September 5, 7pm at the downtown Library.

## Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, September 5, 2019

1. Call to order - The meeting was called to order at 7:01pm, September 5, 2019 at the Ypsilanti District Library, 229 W. Michigan Avenue. Committee members attending were Dylan Goings, Helen Schulte, Lee Stimpson, Jared Talaga, Jared Walfish, Sarah Walsh and Bob Krzewinski. Also, City Planner Bonnie Wessler attended the meeting.
2. Introductions - Audience participation - Public input - None
3. General business
  - a. Agenda approval - A motion was made by Sarah, seconded by Helen, to approve the agenda, passing unanimously.
  - b. Approval of August meeting minutes - A motion was made by Helen, seconded by Sarah, to approve the August minutes, passing unanimously.
  - c. Additional Committee member recruitment – Additional members always welcome.
4. Old & continuing business
  - a. 2019 Committee priorities
    1. City Non-Motorized Plan – Complete update Jared Talaga will be working with Bonnie to complete a draft document. A review was done on the process of completing the Plan, in that it would be approved by the Committee, then on to Planning Commission and City Council approval. Thought was given to one more public input session on the Plan prior to a Planning Commission meeting.
    2. Sidewalk curb cut inventory & improvements
      - “Top 10” list of curb cut needs and improvements – Bob sent out another request on social media for public input for curb cut priorities not involving Michigan Department of Transportation (MDOT) controlled streets (Hamilton/Huron/Washtenaw). It was also noted that in August, City Council approved approximately \$50,000 for curb cut work for the remainder of 2019 (streets affected are in the Committee Fall Newsletter). Jared Walfish requested the southwest corner of Whittier and Bellevue be included in the list.
    3. Pedestrian Improvements – Signage, road markings, permanent radar speed signs at select locations, traffic calming
      - Permanent radar speed signs – The Committee reviewed possible locations of permanent (i.e. solar powered) radar speed sign including southbound Prospect at Holmes, westbound Cross approaching Depot Town, eastbound Washtenaw at Normal Lowell Street and Mansfield Street near the school. Bob will gather public input through the Committee’s Facebook page.
      - Speed limit sign on eastbound Cross approaching Depot Town. Bonnie indicated this sign was ordered and should be installed soon.
      - Mid-block pedestrian crossing signage of the Border To Border Trail on Cornell between Collegewood and Mayhew - Bonnie indicated this sign was ordered and should be installed soon.

4. Bike Lanes – West Cross Street (Wallace west to City limit) still on track for a road diet, bike lanes, vehicle parking on the south side and a center turn lane at Mansfield in this planned 2021 project. Bob also turned in a request to City Public Services for repainting existing bike lanes.
5. Communication – A draft quarterly Fall Non-Motorized Committee Newsletter was distributed for review with Bob making changes with Bonnie helping review the final document for accuracy. The Newsletter will be promoted using the Committee’s Facebook page, a link on the Mayor’s newsletter and other avenues.
6. Non-Motorized City budget – Bonnie reviewed the City budget process, including the Capital Improvement Plan (CIP). Roughly the City sets aside \$50,000 yearly for non-motorized items. Bonnie recommended the Committee have it’s 2020 goals/projects completed by November as the CIP process begins in October and/or November and the City budget process begins in January. .
7. Neighborhood Connectors (formerly “Bike Boulevards”) – Local streets, with lower traffic volume where pedestrians, the disabled and bicyclists are encouraged. – Bob will send out an information sheet to Committee members.
8. Border To Border Trail – No new updates. Frog Island and Grove Road should still be seeing construction in 2020.
9. Walk Friendly Community application – Will be submitted after Non-Motorized Plan update is completed. Note: Bike Friendly Community award up for renewal in November 2021.
10. Sidewalk/Curb Cut vegetation (summer) snow removal (winter) promotion – Bob will send out another request to trim back vegetation over sidewalks.
11. Events – Parkridge Festival (8/24) the Committee bike/walk information table, and free bike helmets, were well received. Downtown Halloween Festival (10/25-5:30 to 7pm) – Bob will attend with Committee table & AAATA-donated wrist lights. Border To Border Trail night walk possibly the end of October. Bob will give cold weather biking talks in November and December.
12. Dockless bicycle/scooter policy by City – Completed in early 2019.
  - b. Parkridge bike repair station – Bob will reapply with the Washtenaw Bicycling & Walking Coalition for a matching grant for a repair station. Bonnie, Lee and Bob will be researching other grant opportunities.
  - c. Pedestrian Crossing Legislation – Michigan HB 4738 (Representative Ronnie Peterson) – No update.
  - d. Other - Bob discussed adding sharrows where bike lanes end/begin.

5. New Business

- a. Planning Department update – Contained in agenda items above.
6. Other Items – Announcements – None.
7. Adjournment - A motion was made by Lee, seconded by Dylan, to adjourn the meeting. The motion was approved unanimously, and the meeting was adjourned at 8:18pm. The next meeting will be Thursday, October 3, 7pm at the downtown Library.