



MINUTES
Planning Commission
Wednesday, January 18, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order (7:02pm)

II. Roll Call

Present: Simmons, Bettis, Davis Jr., Donnelly, Hollifield, Schier, Smith

Absent: Dunwoodie, Jones-Chance

Motion to excuse the absences.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

III. AGENDA APPROVAL

Motion to approve the agenda.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

IV. Approval of Minutes

Motion to approve the December 21, 2022 Minutes

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

None.

Motion to close the audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

Bob Krzewinski spoke about the appointment of Dylan Goings as the new chair of the committee. They agreed to a 14 day transition period for their committee chair. Dylan Goings introduced himself, both recommended the new applicant for appointment.

Commissioner Davis Jr spoke about the continuation of the Vision Zero initiative, and the need for a name chair for recruitment.

Motion to approve the Non-motorized Committee bylaw amendment regarding a 14 day transition period for chair turnover.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Smith; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Motion to approve the appointment of Jessica Kwek to the Non-motorized Committee and the appointment of Dylan Goings to chair of the committee

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. Zoning Text Amendment | Supportive Housing (Public Hearing)

Staff Presentation by City Planner Holli Andrews

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Briana Carpenter - Resident and Avalon social worker: in support of this change.

Catherine Distelrath - CSH a leader in supportive housing sent a letter congratulating the commission for considering this text amendment.

Motion to close the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Motion that the Planning Commission approve the proposed text amendment to remove Article V Division 1, Section 122-557 Supportive Housing Conditions and Permissible Uses; and to remove Article II, Section 122- 203 Supportive Housing Definition to City Council, with the following findings –

- 1. The proposed amendment is consistent with the guiding values of the Master Plan;*
- 2. The rezoning is consistent with description and purpose of the proposed district;*
- 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 enhance the character of the future development in the City;*
- 6. The proposed amendment is needed to correct an error or omission in the original text;*
- 7. The proposed amendment will address a community need in physical or economic conditions or development practices.*
- 8. The proposed amendment promotes fair housing, improves equity in zoning, and aligns with the Fair Housing Amendments Act that apply to zoning and planning.*

Offered By: Commissioner Smith; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

VIII. OLD BUSINESS

Commissioner Hollifield requested the packets on a faster timeline.

Commissioner Simmons asked about the marijuana moratorium

Councilmember Wilcoxon reported that marijuana permits were denied and there will be appeals.

The commission asked Councilmember Wilcoxon to inquire about an extension to the moratorium.

IX. NEW BUSINESS

A. 2023 Calendar

Commissioner Smith pointed out that a date is wrong in June. It should be June 21st.

Motion to approve the 2023 Meeting Calendar as amended.

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)

Commissioner Davis Jr. expressed concerns over the number of businesses putting up cheap unshielded LED lighting that do not comply with the Dark Sky Ordinance, particularly 900 W. Michigan. Asked for stronger enforcement from the City.

X. ADJOURNMENT

Motion to adjourn at 8:06pm.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield; Approved: Yes – 7; No – 0; Absent – 2 (Dunwoodie, Jones-Chance)