



DRAFT MINUTES
Planning Commission
Wednesday, February 22, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

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

Absent: Hollifield, Jones-Chance (arrived 7:37pm)

Motion to excuse the absence for Commissioner Hollifield

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

III. AGENDA APPROVAL

Motion to approve the agenda.

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

IV. Approval of Minutes

Motion to approve the January 18, 2023 Minutes

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

None.

Motion to close the audience participation.

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

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

They are prioritizing Vision Zero and have welcomed the new chair, Dylan Goings. He recommends the committee applicant, Ila Collitis.

Motion to appoint Ila Collitis to the Non-Motorized Committee.

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

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. Special Use Permit and Site Plan Staff Review Avalon Housing Development at 206-210 N Washington

Staff report delivered by City Planner Holli Andrews.

Applicant: Wendy Carty-Saxon with Avalon Housing spoke about the site plan and development.

Motion to open the public hearing.

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

Linette Lao, City Resident - spoke in support for the project.

Mark Maynard, City Resident - spoke in support for the project.

Dylan Goings, City Resident - supports the development but advocates for the applicant to provide bicycle storage for residents.

Letter from Richard Murphy, 506 N Adams - Supports the project, and recommends removing any parking requirements.

Motion to close the public hearing.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.; Approved: Yes – 8; No – 0; Absent – 1 (Hollifield)

Commissioner Davis Jr. stated that there should be as many bike racks as there are units. They should all be covered.

The applicant will explore turning the historic sheds into bicycle storage.

The commission discussed concerns over screening from the south property line.

The commission discussed adding screening requirements to the condition even if the supportive housing text amendment passes at council next week. It is to be written in a way to be obsolete when the text amendment passes.

Motion that the Planning Commission approve the Special Use Permit for developing a multi-household dwelling at the address of 206-210 N Washington with the following findings and conditions:

Findings 1. The application is substantially in compliance with §122-324(b).

Condition: 1. The Special Use Permit approval shall be subject to approval of site plan.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis.; Approved: Yes – 8; No – 0; Absent – 1 (Hollifield)

Motion that the Planning Commission approve the Site Plan for 206-210 N Washington with the following findings, waivers, and conditions:

Findings:

1. The site plans substantially comply with §122-311 and the zoning ordinance.

Conditions:

1. Site plans shall undergo detailed engineering review.

2. Screening in accordance with [§122-634](#) shall be provided along all rear and side yard boundaries between the proposed use and property either zoned or used for single-family and two-family purposes.

3. Applicant shall submit a lighting plan (122-609) all fixtures shall be dark sky compliant.

4. Applicant shall provide a bicycle parking and storage plan (122-693) providing at least 16 spaces and 12 of those covered.

7. ADA compliant sidewalk shall be maintained along the Washington Street frontage.

Friendly amendment from Commissioner Davis Jr. to include language requiring dark sky compliance. Friendly amendment accepted.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.; Approved: Yes – 8; No – 0; Absent – 1 (Hollifield)

Motion for a five minute recess.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.; Approved: Yes – 8; No – 0; Absent – 1 (Hollifield)

VIII. OLD BUSINESS

A. 2022 Planning Commission Annual Report

Annual report is in the packet for review.

IX. NEW BUSINESS

A. Text Amendments to Chapter 7 | Marijuana Ordinance No. 1386

Staff member Christopher Jacobs presented the text amendments and described the history of Marijuana ordinance no. 1386.

Commissioner Smith does not support striking #5 under social equity.

Commissioner Dunwoodie explained the roles of the planning commission, and believes section 7.5 is outside of that role. He explained that the commission should stick to just recommending the amounts of permits.

Commissioner Smith stated that rolling the cap back to 7 is too aggressive.

Motion that the Planning Commission recommend approval of the text amendment to City Council with the following modifications and findings:

Modifications:

- 1. The number of adult use retail permits be decreased to 10*
- 2. Approval of text is is only 7-4.1*
- 3. Strikethroughs outside of 7.4 are not addressed.*

Findings:

- 1. The proposed amendment is consistent with the guiding values of the Master Plan.*
- 2. The proposed amendment will enhance the functionality and character of the future development in the City.*
- 3. The proposed amendment will protect the health, safety, and general welfare of the public.*
- 4. Proposed amendment will find a solution is not feasible through zoning.*

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Smith; Failed: Yes – 2 (Smith, Davis Jr.); No – 6; Absent – 1 (Hollifield)

Motion that the Planning Commission recommend approval of the text amendment to City Council with the following findings:

- 1. The proposed amendment is consistent with the guiding values of the Master Plan.*
- 2. The proposed amendment will enhance the functionality and character of the future development in the City.*
- 3. The proposed amendment will protect the health, safety, and general welfare of the public.*

Friendly amendment offered by Brian Jones-Chance: Planning commission does not find section 7.5 within its purview. Commissioner Davis Jr. accepted the friendly amendment.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly; Approved: Yes – 6; No – 2 (Smith, Davis Jr.); Absent – 1 (Hollifield)

Reasons for no votes: Commissioner Davis Jr. does not support the cap at 7 and Commissioner Smith agreed. The reason for why the cap was ever set at 7 needs more justification.

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

Commissioner Davis Jr. asked that permitted parking near cafe liv be reviewed to add spaces that are not residential permit parking.

Commissioner Davis Jr. reiterated that the lighting ordinance is unclear, and it needs to be addressed. He asked staff to propose a zoning text amendment.

Staff gave updates about upcoming planning trainings.

Commissioner Donnelly informed the commission that she will not attend the March meeting.

XI. ADJOURNMENT

Motion to adjourn at 9:53pm.

Offered By: Commissioner Simmons; Seconded By: Commissioner Davis Jr.; Approved: Yes – 8; No – 0; Absent – 1 (Hollifield)