



DRAFT MINUTES
Planning Commission
Wednesday, March 15, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order (7:01pm)

II. Roll Call

Present: Bettis, Schier, Dunwoodie, Hollifield, Jones-Chance

Absent: Donnelly, Smith, Davis Jr., Simmons

Motion to excuse the absence for Commissioners Donnelly, Smith, and Davis Jr.

Offered By: Brian Jones-Chance; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

III. AGENDA APPROVAL

Motion to approve the agenda.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

IV. Approval of Minutes

Motion to approve the February 22, 2023 Minutes

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

None.

Motion to close the audience participation.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

Dylan Goings gave a committee update. There is a Pedestrian Safety Education Campaign Proposal later on the agenda - that requires a steering committee to participate, and the Non-motorized committee is interested in throwing their hat in for that role. The committee will be gathering more information and bringing it back in the future.

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 599 S Mansfield Revised Sketch Plan to Renovate Property in the PMD

Staff presentation from City Planner Holli Andrews.

Staff recommends approval.

The applicant Ted Hirsch was present and spoke about the revised sketch plan. They plan to return for a special use approval in April.

Motion that the Planning Commission approve the Amended Sketch Plan Review for 599 S Mansfield with the following findings and conditions.

Findings –

1. The applicant has amended the original 599 S Mansfield sketch plan to meet the conditions required by Planning Commission.

a. The applicant added a drainage plan to the packet for effective curb and gutter design in order to meet the ordinance.

b. The applicant added a photometric plan and trash storage plan to meet the ordinance.

c. The applicant added a landscaping plan to meet requirements of the ordinance.

d. The applicant added a surfacing plan to meet requirements of the ordinance.

2. By repurposing this site in the PMD zoning district to provide a needed service for removing nonoperational vehicles from unsuitable places in the City of Ypsilanti, the applicant has met the standards for safety, public health and welfare in the Master Plan.

Conditions –

1. Condition | The decision to add fuel storage tanks will be tabled for review at the Planning Commission's regular meeting on April 19, 2023.

The applicant will submit a Special Use Permit application for review and public hearing. The applicant has applied for a building permit to add (2) fuel storage tanks on the west side of the building, as indicated on sheet 01 of the amended sketch plan.

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

VIII. OLD BUSINESS

A. Vote to Submit 2022 Annual Report

Motion to approve the 2022 annual report

Offered By: Commissioner Hollifield; Seconded By: Brian Jones-Chance; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)

IX. NEW BUSINESS

A. Pedestrian Safety Education Campaign Proposal -

Commission awaits more information

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

Commission Bettis asked about his term, he will be due for reappointment this year.

XI. ADJOURNMENT

Motion to adjourn at 7:38pm

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield; Approved: Yes – 5; No – 0; Absent – 4 (Donnelly, Smith, Davis Jr., Simmons)