

Action Minutes
Planning Commission
Wednesday, 20 March 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	Jared Talaga, Vice-Chair	P
Toi Dennis	P	Jessica Donnelly	P
Phil Hollifield	P	Heidi Jugenitz	A
Jelani McGadney	P	Michael Simmons	P

III. Approval of Minutes

- February 20, 2019

Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga

Approved: Yes – 7; No – 0; Absent – 1 (Jugenitz)

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

9 Casler: Conditional Rezoning

Rezoning: Tabled from 1/2019 due to offer of conditions.

Motion to open public hearing

Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga

Approved: Yes – 7; No – 0; Absent – 1 (Jugenitz)

Motion to close public hearing

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Jugenitz)

Motion to recommend the Planning Commission deny the rezoning of 9 Casler from the Core Neighborhood - Mid to Core Neighborhood to City Council with the following findings:

1. The rezoning would not be consistent with the policies, guiding values, and future land use map. Rezoning only this parcel would be inconsistent with the surrounding neighborhood.

2. The rezoning allows for more apartments including apartment new apartment building. This site is adjacent to steep slopes near a natural spring. Any new construction or expansion would be challenging.
3. The intensity of the proposed zoning district does not match the neighborhood on Casler and Bell.
4. The rezoning is not consistent with the neighborhood on Casler and Bell.
5. The rezoning is not consistent with the trend of development.

Commissioner McGadney added a friendly amendment to remove the first statement of #2 as it was part of the condition the applicant has offered.

Commissioner Talaga accepted the friendly amendment.

Offered By: Commissioner Talaga; Seconded By: Commissioner Simmons

Approved: Yes – 4 ; No – 3 (Dennis, Hollifield, Simmons) ; Absent – 1 (Jugenitz)

VI. Old Business

534 N Huron: Site Plan Update

Site Plan Update: Per PC condition of site plan/special use approval, revised site plans are being presented to PC due to a denial of a requested variance.

VII. New Business

- Bylaws discussion: Conflict of Interest update

VIII. Future Business Discussion / Updates

IX. Committee Reports

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

X. Adjournment

Motion to Adjourn:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Dennis

Approved: Yes – 7 ; No – 0 ; Absent – 1 (Jugenitz)