



DRAFT MINUTES
Planning Commission
Wednesday, April 19, 2023 @ 7:00 PM
Council Chambers One South Huron, Ypsilanti, MI 48197

I. Call to Order (7:02pm)

II. Roll Call

Present: Bettis, Dunwoodie, Jones-Chance, Donnelly, Smith, Davis Jr.

Absent: Simmons, Schier, Hollifield

Motion to excuse the absence for Commissioners Simmons, Schier, and Hollifield.

Offered By: Donnelly ; Seconded By: Jones-Chance; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

III. AGENDA APPROVAL

Commissioner Davis Jr., asked to add the approval of Non-motorized committee member, Joe Montgomery to the agenda.

Motion to approve the agenda as amended.

Offered By: Smith ; Seconded By: Donnelly; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

IV. Approval of Minutes

Motion to approve the March 15, 2023 Minutes

Offered By: Donnelly ; Seconded By: Bettis; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Davis Jr. ; Seconded By: Donnelly; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

Ingrid Ankersen - 432 W. Michigan - Cars heading eastbound are going straight instead of turning at Michigan Ave and Ballard far too often. She shared multiple examples of cars crashing into buildings in the last few years, most recently, a car smashed into Dos Hermanos. She would like to not have a car hit her building. She suggests changing the flashing yellow to flashing red.

Motion to close the audience participation.

Offered By: Donnelly ; Seconded By: Jones-Chance; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

Dylan Goings spoke in support of applicant Joe Montgomery. They are preparing for the Ped Ed campaign conference call next month. They applied for a small grant for public outreach and

signage for a bike connector program. Staff added that we have been selected as one of four communities to be a part of this pedestrian education pilot program.

Motion to appoint Joe Montgomery to the Non-Motorized Committee

Offered By: Donnelly ; Seconded By: Davis Jr.; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. Installation of Two (2) Outdoor Fuel Storage Tanks in the PMD 599 S Mansfield

Staff report by City Planner, Holli Andrews.

DPS has notified the Planning Department of stricter standards expected for stormwater discharge permits just nine days ago. The suggested upgrades would delay business and be costly. Staff recommends a 1 year period to allow the applicant to come into compliance with these standards.

The applicant, AJ described the current filter, and does not object to the upgrade. They have gone over budget to bring this property into compliance and would like to recoup costs over the year to cover the new filtration system.

Motion to open the public hearing.

Offered By: Donnelly ; Seconded By: Davis Jr.; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

None.

Motion to close the public hearing.

Offered By: Donnelly ; Seconded By: Jones-Chance; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

Commissioner Dunwoodie questioned adding timelines to special uses when the permit is a DPS requirement, and there is no certainty of how enforcement will work.

Brian Jones-Chance suggested that if what they have now is legally sufficient, would the commission need to condition an upgrade.

Staff clarified that the current plan is the bare minimum requirement for construction and not long term.

Commissioner Dunwoodie stated that this is in the ball and court of DPS , and he is comfortable having DPS set any timelines for their permits.

Motion that the Planning Commission approve the special use permit for the installation of two (2) 1,000-gallon outdoor fuel storage tanks with the following findings and conditions:

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

Conditions:

1. Consult with OHM Engineers to review the site for stormwater discharge, to ensure that the fuel storage tanks and subsequent use or unforeseen accidental spills do not create additional requirements at public cost for public facilities and services.

2. Design a stormwater discharge plan that conforms to the City's NPDES and MS4 permit requirements.

Offered By: Donnelly ; Seconded By: Davis Jr.; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)

VIII. OLD BUSINESS

Commissioner Dunwoodie, in response to the public comment, asked about the Michigan Ave. intersection being the jurisdiction of MDOT. Commissioner Davis Jr. clarified that it is not. MDOT is only to Hamilton. The City should have control over that intersection. He offered that the Non-Motorized Committee will take note and contact DPS about this issue.

IX. NEW BUSINESS - none.

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

Staff checked in about commissioner business cards and emails. There is no current budget for this. Staff has gotten a positive response regarding posting to youtube.

YCUA is holding a public meeting regarding downtown construction on April 26th at Back Office Studios.

XI. ADJOURNMENT

Motion to adjourn

Offered By: Donnelly ; Seconded By: Smith; Approved: Yes – 6; No – 0; Absent – 3 (Simmons, Schier, Hollifield)