



**APPROVED  
MINUTES**

**Planning Commission  
Wednesday, May 17, 2023 @ 7:00 PM  
Back Office Studios - 13 N. Washington St. Ypsilanti, MI 48197**

**I. Call to Order**

**II. Roll Call**

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

Absent: Donnelly, Scheir, Hollifield

**III. AGENDA APPROVAL**

*Motion to approve the agenda with the addition of a capital improvements update in new business.*

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

**IV. Approval of Minutes**

*Motion to approve the April 19, 2023 Minutes*

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

**V. AUDIENCE PARTICIPATION**

*Motion to open the audience participation.*

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

None.

*Motion to close the audience participation.*

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

**VI. COMMITTEE REPORTS**

**A. Committee discussion** - Non-Motorized Committee Report given by Commissioner Davis Jr. He discussed the Pedestrian Education Campaign Pilot, and the inventory of cross walks and bike lanes. Commissioner Smith recommended it be worthwhile to have conversation with the schools about bus stops. The committee did not discuss the Michigan Avenue traffic light complaint at this meeting. DPS reported that the City cannot change the light out of sequence.

**VII. PRESENTATIONS AND PUBLIC HEARING ITEMS**

**A. 20 Emerick | Limited Site Plan and Special Use Review Staff Review | Proposed Auto Body and Repair Business**

Staff report by City Planner Holli Andrews.

Applicant says they have been operating as an auto body and repair since 2008.

*Motion to open the public hearing*

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

None.

*Motion to close the public hearing*

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

*Motion that the Planning Commission approve the Special Use Permit for an auto body and repair business at 20 Emerick with the following findings and conditions –*

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

*Conditions: Special use approval shall be subject to approval of site plan.*

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

*Motion that the Planning Commission approve with conditions the Limited Site Plan Review for the site improvements and use of auto body / repair at 20 Emerick for the following reasons –*

*Findings – The application substantially complies with §122-311.*

*Conditions –*

- 1. Applicant must provide trash storage plan.*
- 2. Applicant must provide a photometric / lighting plan.*
- 3. Applicant must provide wheel stops in parking spaces.*
- 4. Applicant must provide sidewalk or fee in lieu of sidewalk.*
- 5. The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with §122-683.*
- 6. Drainage plan be provided for engineering review.*

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

## **VIII. OLD BUSINESS**

## **IX. NEW BUSINESS**

DPS Director Bonnie Wessler provided a capital improvements update.

## **X. FUTURE BUSINESS DISCUSSIONS/UPDATES:**

Commissioner Dunwoodie has had discussions and would like to dig deeper into multifamily housing and increasing density.

Commissioner Simmons would like to discuss the marijuana moratorium in fuller detail.

## **XI. ADJOURNMENT**

*Motion to adjourn at 8:01pm*

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