

ACTION MINUTES
CITY OF YPSILANTI
Planning Commission
Wednesday, September 15, 2021 @ 7:00 PM
Virtual Meeting
1 South Huron, Ypsilanti, MI 48197

I. CALL TO ORDER

II. ROLL CALL

Matt Dunwoodie, Chair	P (City of Ypsilanti, Washtenaw County)
Michael Simmons, Vice-Chair	A
Eric Bettis	P (City of Ypsilanti, Washtenaw County)
Mike Davis Jr.	P (City of Ypsilanti, Washtenaw County)
Jessica Donnelly	A
Phil Hollifield	P (City of Ypsilanti, Washtenaw County)
Jared Talaga	A

III. AGENDA APPROVAL

Motion to approve the agenda.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

IV. APPROVAL OF MINUTES

Motion to approve the August 18, 2021 minutes with edit that Commissioner Simmons provided a no vote for the ordinance amendment at the last meeting.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Bettis; Seconded By: Commissioner Davis Jr.

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Motion to close the audience participation.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Bettis

Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

VI. COMMITTEE REPORTS

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 701 W Cross St Special Use Permit and Site Plan Review

Public Hearing

Motion to open the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)**

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)**

Motion to approve the Special Use Permit for marijuana microbusiness use at 701 W Cross St with the following findings and conditions:

Findings:

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

Conditions:

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

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis

Approved: Yes – 1 (Hollifield); No – 3 (Davis Jr., Dunwoodie, Bettis); Absent – 3 (Simmons, Donnelly, Talaga)

B. 539 S Huron St Special Use Permit and Site Plan Review

Public Hearing

Motion to open the public hearing.

**Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)**

Motion to close the public hearing.

**Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)**

Motion that the Planning Commission approve the Special Use Permit expansion for the Patient Station at 539 S Huron with the following findings and conditions:

Findings:

1. *Detached temporary trailer is beyond a temporary structure and shall not be approved as part of this special use permit and site plan review.*
2. *Other than noted above, the application is substantially in compliance with §122-324(b).*

Conditions:

1. *Curbside area and trailer shall not become permanent and should be restricted to 90 days to be consistent with the temporary use permit provisions.*
2. *Curbside areas shall not store or contain marijuana.*
3. *Curbside area shall be lighted in conformance with the zoning ordinance, or Planning Commission shall specify the hours of the curbside service.*
4. *Special use expansion approval shall be subject to approval of site plan and applicable site plan conditions.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

Motion that the Planning Commission approve the amended site plan for the Patient Station at 539 S Huron with the following findings and conditions:

Findings

- 1. The application substantially complies with §122-311.*
- 2. The temporary nature of the curbside area prompts temporary use permit regulations (§122-335).*

Conditions:

- 1. Temporary use permit for the curbside area and temporary trailer expires after 90 days. After 90 days, the curbside features shall be removed.*
- 2. Applicant shall provide at least two bike loops/spaces for bike parking.*
- 3. Temporary traffic circulation area shall be lighted in conformance with §122-609 if used during night hours.*

Offered By: Commissioner Bettis; Seconded By: Commissioner Hollifield
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

XI. ADJOURNMENT

Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis
Approved: Yes – 4; No – 0; Absent – 3 (Simmons, Donnelly, Talaga)