

## Bonnie Wessler

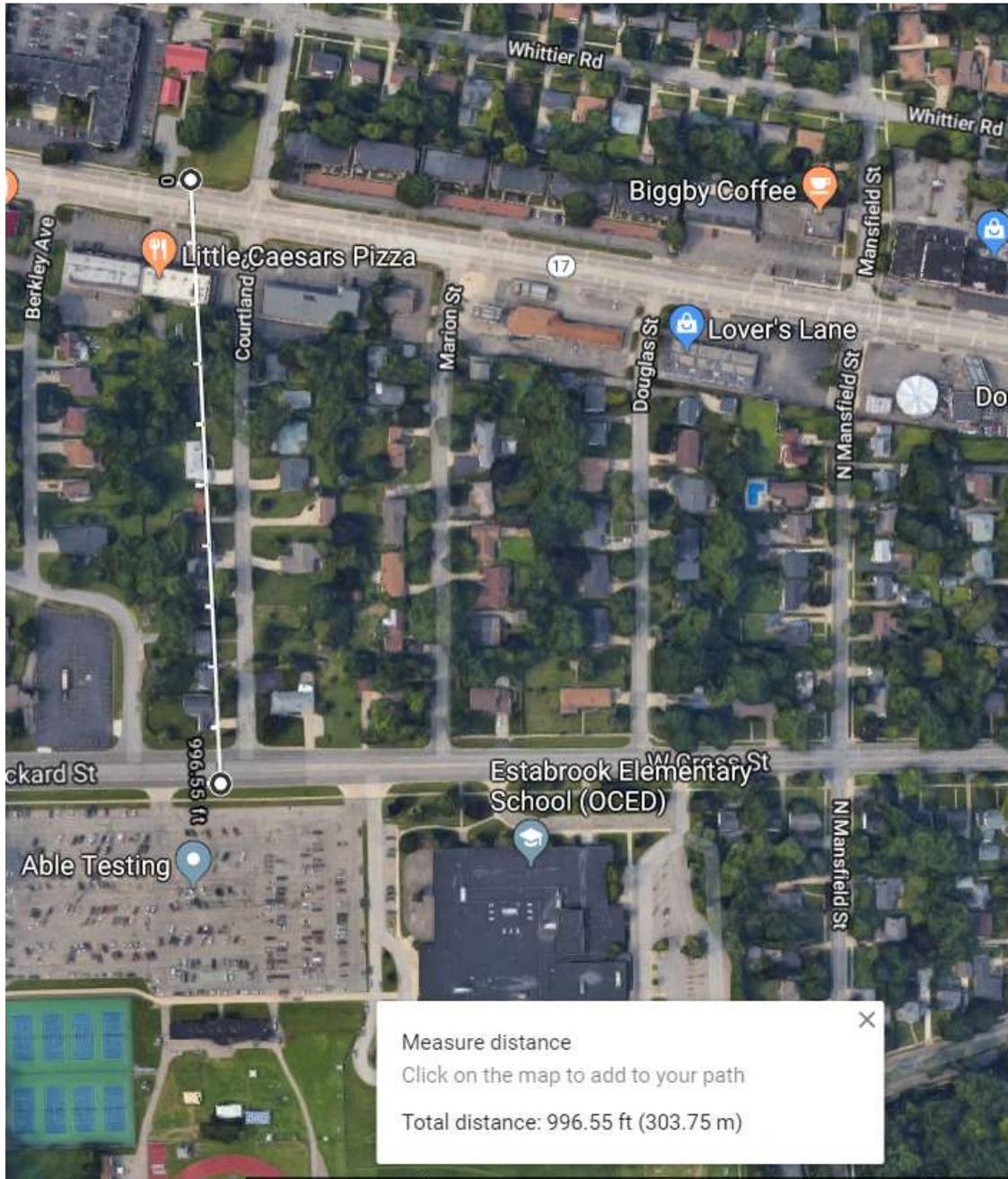
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**From:** Peter Church <[REDACTED]>  
**Sent:** Tuesday, September 17, 2019 2:57 PM  
**To:** Bonnie Wessler; Sarah Stachnik; Jennifer Symanns; Steve Wilcohen  
**Cc:** [REDACTED]  
**Subject:** My comments for tomorrow's planning commission meeting  
**Attachments:** Marijuana\_Dispensary.docx

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Please include my comments for the meeting. I can be reached at [REDACTED] with any questions.

This application violates Section 122-532(b) – It is located 997 feet from Estabrook Elementary School and Ypsilanti Consolidated High School.

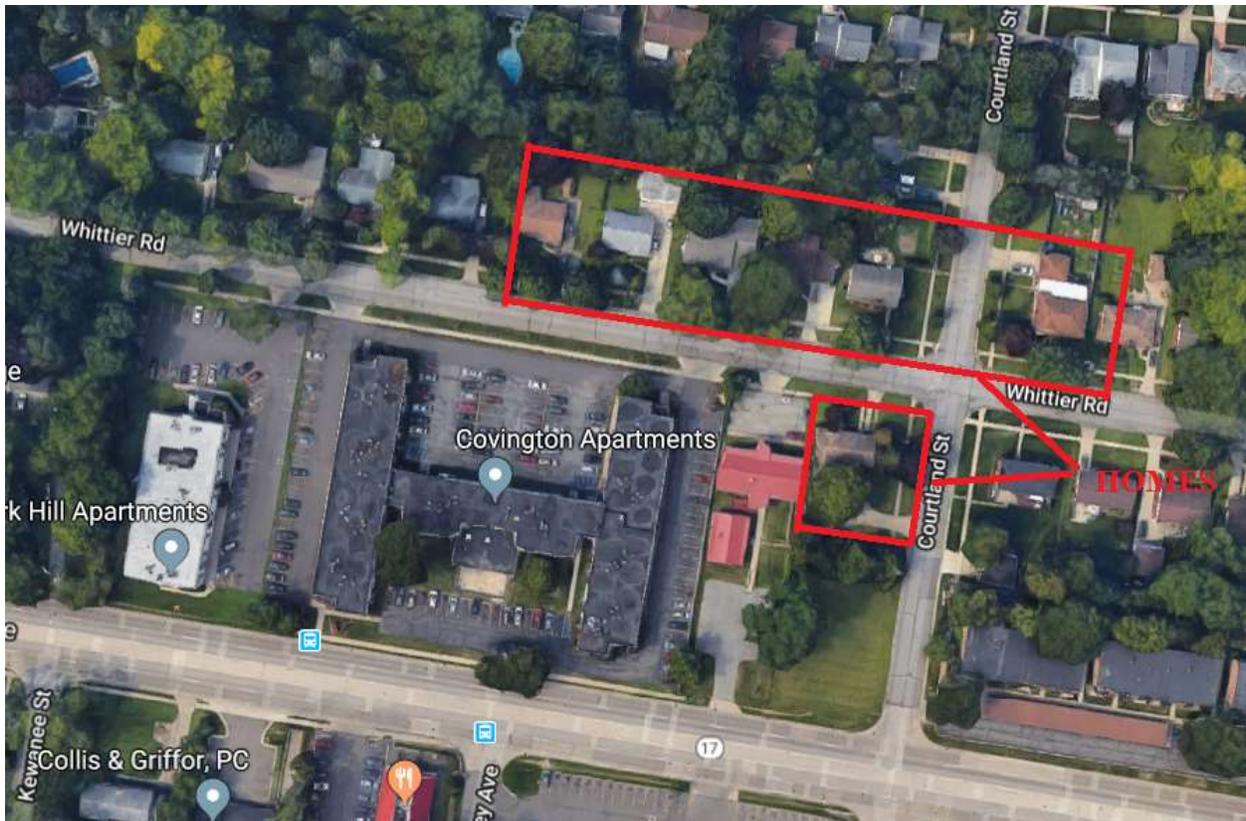


**This application violates Section 122-324(b)(1)** – to wit “The location, scale, and intensity of the proposed use shall be compatible with adjacent uses and the zoning of the land.” The crux of our argument is that this particular location, in its current form, is incompatible with any retail establishment, and is in fact the very definition of poor planning practice. The facts are:

This property is surrounded on three sides by residential establishments consisting of single-family homes and apartments. On two sides, the zoning is single family residential. Inserting a retail marijuana operation among these homes and apartments will certainly effect their value and economic viability, through the rents that can be charged, and the appeal and value of the real estate itself.

Unbelievably, this proposed marijuana dispensary is located 800 feet from home plate in Candy Cane Park. The Ypsi/Arbor Little League uses this location throughout the spring and early summer.

There also seems to be little hope of screening adjacent properties using landscaping and or fencing, since the apartment building is taller than the existing structure of the proposed marijuana dispensary.



**This application violates Section 122-324(b)(2)** – to wit “The proposed use shall promote the use of land in a socially and economically sustainable manner and shall not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or public welfare.” The facts are:

A facility selling and distributing marijuana, located and visible from a residence, will dissuade families looking for an apartment or rental home, in the same way that package liquor stores do. It will become necessary to charge rents below the prevailing average in order to fill the properties. Prospective tenants will then become biased toward persons whose income requires the acceptance of this compromise. The result is a downward spiral of the general neighborhood area due to the reduced purchasing power associated with lower incomes. This effect could be very pronounced in Ypsilanti, where the average income lags that of the county as a whole.