

MEETING MINUTES
Planning Commission - Virtual Meeting
Wednesday, December 16, 2020 – 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet. The public may choose to participate during Audience Participation on the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, December 16.

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Jared Talaga, Vice-Chair	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	A - Excused
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	A - Excused

III. Approval of Minutes

- November 18, 2020 Meeting
Motion to approve
Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)

IV. Audience Participation

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.
Please limit to three minutes.*

V. Committee Reports

- Non-Motorized Committee
 - No meeting has been held since the last Planning Commission meeting.
 - There is a meeting scheduled for January 7th, 2021.
 - The committee will continue to work on the plan to include text reviews with the Planning Commission. There will be no major changes with maps and images.
 - The plan should be expected to be brought to Planning Commission around February or March depending on the number of changes requested at the January meeting.
- Housing Affordability and Accessibility
 - Committee presented to City Council on December 8th, 2020 during a special session on housing affordability.
 - No discussion around next steps was held at the December City Council meeting.
 - The work of the committee is complete, and the committee report can be removed from future Planning Commission agendas.

VI. Presentations and Public Hearing Items

VII. Old Business

- Master Plan Update Draft

City Planner Andy Aamodt mentioned the biggest additions to the Master Plan were to the sustainability aspect of the plan. There was text added to discuss climate adaptation versus mitigation and text added to discuss the importance of complete neighborhoods in the face of climate resiliency.

The Commission made comments. A discussion was held around allowing greater density in residential neighborhoods for the sake of affordability as a goal of the Planning Commission. This was in response to the section about making corner lot duplexes permissible by-right. The Commission interpreted as corner lots being the goal instead of a step towards the goal of increasing density for the sake of affordability, which the Commission suggested to fix.

RESOLVED BY THE CITY OF YPSILANTI PLANNING COMMISSION:

WHEREAS, the City of Ypsilanti adopted the Shape Ypsilanti Master Plan in 2013 which establishes guiding values and policy recommendations for the City;

WHEREAS, the Planning Commission determined in 2018 that a Master Plan update was necessary;

WHEREAS, the Ypsilanti Sustainability Commission drafted a Sustainability Plan in which the Planning Commission subsequently determined to incorporate into the Master Plan as a full chapter;

WHEREAS, the Citizen Committee on Housing Affordability and Accessibility drafted a Report and Recommendations;

WHEREAS, the Ypsilanti Planning Commission has the responsibility of developing a Master Plan and any updates;

NOW THEREFORE BE IT RESOLVED, that the Ypsilanti Planning Commission supports the Master Plan update draft as amended;

BE IT FURTHER RESOLVED THAT the Ypsilanti Planning Commission recommend the Ypsilanti City Council formally distribute the Master Plan update for public comment.

Master Plan update draft was amended to include clarifying text about density for the sake of affordability, and corner lot duplexes.

Motion to approve Master Plan Update Draft as amended

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

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)

VIII. New Business

- Special Use Permit & Limited Site Plan Review: Medical marijuana provisioning center/recreational marijuana retailer at 80 Ecorse Rd.
 - Public Hearing

City Planner Andy Aamodt presented the staff report.

Aamodt explained that Capital Solutions Ypsilanti (also known as Green Vitality) is looking to relocate from 50 Ecorse to 80 Ecorse. The property is zoned "GC" and the lot is about 26,000 square feet and the building is about 2,700 square feet. There are currently three curb cuts and one

of the biggest improvements would be to close one the curb cuts to eliminate conflicts. There will be a slight increase in landscaping to replace a few parking spaces and a concrete path.

Aamodt mentioned that in terms of special use provisions staff recognizes this site as generally conforming and a sufficient site to accommodate a medical and recreational marijuana retail; Ecourse is a busy road and there are not many land uses in the vicinity that would be disrupted.

Aamodt noted that the applicant is proposing a few additions in the site plan that will be beneficial to the site. The site's existing layout is fairly compliant with the current zoning ordinance.

One staff suggestion is to better separate pedestrian and vehicle traffic via a sidewalk or surfacing materials so that pedestrians can safely access the building from public sidewalk.

The applicant confirmed the to-be-closed middle curb cut will indeed be at the same level and curbing as the rest of the public sidewalk.

Staff recommended that the applicant install directional signage at the front of each access drive that differentiates delivery access versus customer access.

A lighting plan should be provided.

The applicant is providing six street trees which is an improvement to the three street trees that are currently in place. Based on calculations, it is recommended that the applicant provide one more street tree in addition to the six proposed street trees.

Johno Norian of Next Commercial Real Estate, representing the purchaser, spoke on elements of the site plan.

Jason Attisha, representing Capital Solutions Ypsilanti, spoke to include that the comments from the staff report have been discussed with his client and the changes will be made through the architect.

A discussion was held by the commission on clarifying language around lighting and dark sky compliance.

Motion to open the public hearing.

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

No public comments were made

Motion to close the public hearing.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Jugenitz
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

Motion to approve the Special Use Permit for medical marijuana provisioning center and recreational marihuana retailer use at 80 Ecourse Rd 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: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

Motion to approve the Limited Site Plan for 80 Ecorse Rd with the following findings and conditions:

Findings: The application substantially complies with §122-311.

Conditions:

- *Provide at least 8 bike hoops/spaces on site, in conformance with §122-693.*
- *Provide landscaping area dimensions, along with planting type and height details, in conformance with §122-675 and §122-684.*
- *Add a sidewalk or surfacing materials to delineate where pedestrians can safely access the building from the public sidewalk.*
- *Curb and level the proposed sidewalk in the place of the former middle curb-cut.*
- *Add directional signage at the entry curb-cuts that differentiate delivery access versus customer access.*
- *Provide at least one additional street tree in front yard or fee-in-lieu.*
- *Applicant shall submit a lighting plan conforming with the provisions of §122-609.*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Hollifield
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

- Approval of 2021 Meeting Schedule
Motion to approve 2021 meeting schedule.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

IX. Future Business Discussion / Updates

- Planning Commission Vacancy

Planning Commission has been short a commission member for some time. A reminder will be sent the City Clerk to notify City Council and the Mayor about this vacancy.

- Dissolution of Citizen Committee on Housing Affordability and Accessibility

Committee members were aware that the committee would be dissolved after the last City Council meeting.

Motion to dissolve the Citizen Committee on Housing Affordability and Accessibility

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**

- Zoning Ordinance bug fix will take place to clarify terminology and language within the ordinance.

X. Adjournment

Motion to adjourn.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 6; No – 0; Absent – 2 (Donnelly; Simmons)**