

ACTION MINUTES
Planning Commission - Virtual Meeting
Wednesday, February 17, 2021 – 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 or during the Public Hearing, on the video conferencing application, or may submit e-mailed comments to aaamodt@cityofypsilanti.com by 4 pm, February 17.

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	P
Phil Hollifield	P
Michael Simmons	P

Motion to remove the 487 Owendale St rezoning case from the agenda at the applicant's request.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0

Motion to approve the agenda as amended.

Offered By: Commissioner Talaga; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0

III. Approval of Minutes

- January 20, 2021 Meeting

Motion to approve the January 20, 2021 minutes.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Talaga
Approved: Yes – 7; No – 0; Absent – 0

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.

Motion to open audience participation.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0

Motion to close audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Bettis
Approved: Yes – 7; No – 0; Absent – 0

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- S Washington St to S Huron St, south of Buffalo St – Alley Vacation
 - Public Hearing

Motion to open the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr.
Approved: Yes – 7; No – 0; Absent – 0**

Motion to close the public hearing.

**Offered By: Commissioner Talaga; Seconded By: Commissioner Bettis
Approved: Yes – 7; No – 0; Absent – 0**

Motion to recommend City Council approval of alley vacation between S Washington St and S Huron St, south of Buffalo St, with the following conditions:

- 1. City and utility authorities shall retain and reserve within the entire former alley an easement for installation and maintenance of utilities.*
- 2. To ensure no access is deterred, that properties at 406 S Huron, 408 S Huron, 113 Buffalo, and 113 Buffalo shall retain access to the former alley through a shared-use easement.*
- 3. Access to the former alley shall not be restricted within 20 feet along the S Washington and S Huron frontage.*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 0**

- 1820 Washtenaw Ave – Special Use Permit and Site Plan Review for Provisioning Center/Marihuana Retailer
 - *Public Hearing*

Motion to open the public hearing.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield
Approved: Yes – 7; No – 0; Absent – 0**

Motion to close the public hearing.

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons
Approved: Yes – 7; No – 0; Absent – 0**

Motion to approve the special use permit for provisioning center and marihuana retailer use at 1820 Washtenaw Ave with the following findings and conditions:

Finding: The application substantially complies with §122-324(b).

Condition: Special use permit approval shall be subject to approval of site plan.

**Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly
Approved: Yes – 6; No – 1 (Davis Jr.); Absent – 0**

Motion to approve the limited site plan for 1820 Washtenaw Ave with the following findings and conditions:

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

Conditions:

- 1. Screening be provided along edges of parking lot in conformance with §122-684.*
- 2. Sidewalk or surfacing materials should be added to delineate where pedestrians can safely access the building from the public sidewalk.*
- 3. Any dumpster/waste collection area to conform with screening requirements of §122-608.*
- 4. Applicant shall submit a lighting plan conforming with the provisions of §122-609.*
- 5. Screening between property and residential properties to the east and west be screened with 6' high wall, fence, or buffer, with at least 80% opacity in conformance with §122-634.*
- 6. Applicant shall provide five street trees: two on Washtenaw Ave and three on Whittier St. Whittier St trees may be waived with a fee-in-lieu.*
- 7. Vehicle gate shall be provided at the Whittier St employee entrance in conformance with the traffic visibility requirements.*

Offered By: Commissioner Talaga; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

- Distribution of Draft Master Plan Update

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly
Approved: Yes – 7; No – 0; Absent – 0