

**ACTION MINUTES**  
**Planning Commission**  
**Wednesday, 15 April 2020 – 7:00 P.M.**  
**Virtual Meeting**

**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 in accordance with Governor Whitmer’s Executive Order. The access code is posted in the Public Notice on [www.cityofypsilanti.com](http://www.cityofypsilanti.com) and attached in the packet. The public may choose to participate during Audience Participation through the video conferencing application or may submit e-mailed comments to [aaamodt@cityofypsilanti.com](mailto:aaamodt@cityofypsilanti.com) by 4 pm, April 15.**

**I. Call to Order**

**II. Roll Call**

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

**III. Approval of Minutes**

- February 19, 2020

*Motion to approve.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly**

- **Approved: Yes – 8; No – 0; Absent – 1 (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 five minutes.*

**V. Presentations and Public Hearing Items**

- Site Plan Review: Octapharma, 813/815 W. Michigan Ave.

*Motion to approve the Site Plan amendment for the Octapharma Plasma at approximately 815 W. Michigan Ave., with the following findings and conditions:*

*Findings:*

1. *Site Plan amendment substantially complies with §122-309.*

*Conditions:*

1. *Applicant provide dimensions and setbacks of building addition on site plan.*
2. *Applicant provide a revised photometric plan meeting the requirements of §122-609.*
3. *Applicant provide an addition of 4 new bicycle spaces near the entrance to bring total to 9 to comply with 1 per 5 parking spaces standard of §122-693.*
4. *Applicant provide revision showing proposed fence not crossing property lines.*
5. *Applicant provide specification that street trees will not affect traffic visibility in §122-*

675.

6. Applicant repair block retaining wall on the rear (Hill St.) property line, clean debris, and restore the sidewalk.

7. Applicant will provide an engineering parking, turning, study and plan to be reviewed by City Engineering and staff review.

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly**

- **Approved: Yes – 6; No – 0; Absent – 1 (Simmons); Abstained – 2 (Talaga, Hollifield)**

**VI. Old Business**

**VII. New Business**

**VIII. Future Business Discussion / Updates**

**IX. Committee Reports**

- Non-motorized Committee Report
- Master Plan: Housing Affordability and Access Committee report

**X. Adjournment**

*Motion to adjourn.*

**Offered By: Commissioner Bettis; Seconded By: Commissioner Donnelly**

- **Approved: Yes – 8; No – 0; Absent – 3 (Simmons, Talaga, Hollifield)**