

ACTION MINUTES
Planning Commission
Wednesday, 17 April 2019 – 7:00 P.M.
City Hall – Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	Present
Jared Talaga, Vice-Chair	Present
Toi Dennis	Present
Jessica Donnelly	Present
Phil Hollifield	Present
Heidi Jugenitz	Absent
Jelani McGadney	Absent
Michael Simmons	Present

III. Approval of Minutes

- March 20, 2019

Offered By: Commissioner Dennis; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)

IV. Audience Participation

V. Presentations and Public Hearing Items

- 834 Railroad: Special Use Permit Expansion, Medical Marijuana Growing/Processing

Motion to open public comment:

Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons

Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)

Motion to close public comment:

Offered By: Commissioner Donnelly; Seconded By: Commissioner Dennis

Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)

Motion that the Planning Commission approve the Special Use Permit for Feleo Manufacturing Strategies equipment and materials storage, drying, and curing, for medical marijuana production with the following finding and conditions:

Finding:

1. *The application is substantially in compliance with §122-533(b).*

Conditions:

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

**Offered By: Commissioner Talaga; Seconded By: Commissioner Dennis
Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)**

Motion that the Planning Commission approve the site plan for Feleo Manufacturing Strategies equipment and materials storage, drying, and curing, for medical marijuana processing at 834 Railroad with the following findings and conditions:

Findings:

The application substantially complies with §122-127.

Conditions

1. *No screening is provided to the left (north-west) of the site. Waiver suggested from 122-634 due to blank wall on that frontage.*
2. *Applicant to install dark sky compliant lighting and provide staff with a detailed lighting plans and cut sheets for review.*
3. *Applicant to provide details for a compliant dumpster enclosure for staff review.*
4. *Applicant to maintain all existing and new landscaping in good condition.*
5. *Applicant to address need for street trees. Due to the location and lack of curb, staff would support fee in lieu of plantings, or plantings elsewhere on the site per 122-636(c).*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Simmons
Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)**

- 112 Perrin: Special Use Permit, Supportive Housing

Motion to open public hearing:

**Offered By: Commissioner Simmons; Seconded By: Commissioner Talaga
Approved: Yes – 5; No – 0; Absent – 2 (Jugenitz, McGadney) Recused - 1
(Hollifield)**

Motion to close public hearing:

**Offered By: Commissioner Talaga; Seconded By: Commissioner Simmons
Approved: Yes – 5; No – 0; Absent – 2 (Jugenitz, McGadney) Recused - 1
(Hollifield)**

Motion that the Planning Commission approve the Special Use Permit for The Launchpad with the following finding 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.

1. *On-site services shall be for residents of the facility only.*
2. *If the owner of the property does not reside on the premises, the owner must appoint a resident manager, who resides on the premises. The property owner must provide the name and contact information of this person upon request by the City, to both the Building Department and emergency services.*
3. *The owner is to ensure a good quality of care of the property.*
4. *Obtain and retain certification and training from the State or an appropriate accreditation board within 3 months.*
5. *Number of residents will be limited to 4 with two on-site resident managers.*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Dennis
Approved: Yes – 5; No – 0; Absent – 2 (Jugenitz, McGadney) Recused - 1
(Hollifield)**

Motion that the Planning Commission approve the Site Plan for The Launchpad with the following finding and condition:

Findings: The application substantially complies with §122-310.

Conditions:

1. *Applicant to fix the garage.*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Dennis
Approved: Yes – 5; No – 0; Absent – 2 (Jugenitz, McGadney) Recused - 1
(Hollifield)**

VI. Old Business

VII. New Business

- Bylaws discussion: Conflict of Interest, attendance updates

Motion to approve the editions, corrections, and updates to the bylaws as amended.

Offered By: Commissioner Dennis; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)

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 Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 6; No – 0; Absent – 2 (Jugenitz, McGadney)