

**Special Meeting Agenda  
Planning Commission  
Wednesday, 6 May 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 or a Public Hearing through the video conferencing application or may submit e-mailed comments to [aaamodt@cityofypsilanti.com](mailto:aaamodt@cityofypsilanti.com) by 4 pm, May 6.**

**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	A
Heidi Jugenitz	P
Michael Simmons	A

**III. Approval of Minutes**

- April 15, 2020  
*Motion to approve.*  
**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Jugenitz.**  
**Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, 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**

- Special Use Permit & Limited Site Plan Review: Group Child Care Home, 1226 S. Congress St.  
*Motion to open the public hearing*  
**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Davis Jr.**  
**Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

*Motion to close the public hearing*  
**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly.**  
**Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

*Motion that the Planning Commission approve the Special Use Permit for the group child care home 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 Talaga.  
Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

*Motion that the Planning Commission approve the site plan for the group child care home at 1226 S Congress with the following findings, and conditions:*

**Findings:**

*The application substantially complies with §122-310.*

**Conditions:**

- 1. Child care centers and group day care homes must be registered by the State of Michigan Licensing and Regulatory Affairs and must comply with the minimum state standard for such facilities, including a minimum 600 square foot outdoor recreation area in the rear, side, or street side yard.*
- 2. Such outdoor recreation area must be properly fenced and screened from any adjacent lot per §122-521.*
- 3. Building must meet Building Code requirements.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga.  
Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

- Special Use Permit & Limited Site Plan Review: Marihuana Retailer, 50 Ecorse Rd.

*Motion to open the public hearing*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Jugenitz.  
Approved: Yes – 6; No – 0; Recused – 1 (Donnelly) Absent – 2 (Hollifield, Simmons)**

*Motion to close the public hearing*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Talaga.  
Approved: Yes – 6; No – 0; Recused – 1 (Donnelly) Absent – 2 (Hollifield, Simmons)**

*Motion that the Planning Commission **approve** the Special Use Permit for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings and conditions:*

**Findings:**

*The application is substantially in compliance with §122-324(b).*

**Conditions:**

- 1. Special use approval shall be subject to approval of site plan.*
- 2. Applicant utilize line control measures such as bollard stanchions or pavement markings to ensure customer/pedestrian safety in the case of queues.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Bettis.  
Approved: Yes – 4; No – 2 (Talaga, Davis Jr.); Recused – 1 (Donnelly) Absent – 2 (Hollifield, Simmons)**

Motion that the Planning Commission **table** the limited Site Plan for the Capital Solutions Ypsilanti, LLC (Green Vitality) existing facility at 50 Ecorse Rd. with the following findings:

**Findings:**

- 1. The existing building and site design are nonconforming under §122-352.*
- 2. Proposed site plan does not substantially comply with §122-309 and the City's zoning ordinance. There are inconsistencies in what is proposed versus what is existing, and site plan does not make substantial effort to comply with zoning ordinance standards. Applicant shall resubmit a new and corrected site plan.*

**Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Talaga.  
Approved: Yes – 6; No – 0; Recused – 1 (Donnelly) Absent – 2 (Hollifield,  
Simmons)**

- Special Use Permit & Limited Site Plan Review: Medical and Recreational Marihuana Growing/Processing Facility, 580 S. Mansfield St.  
*Public hearing – no attendees*

*Motion that the Planning Commission **approve** the Special Use Permits for the medical marijuana growing use and recreational marihuana growing use for HH Enterprises LLC, at 580 S. Mansfield, with the following findings and conditions:*

**Findings:**

1. *The application is substantially in compliance with §122-324(b).*

**Conditions:**

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

2. *Special use permit approval shall be subject to issuance of City Marihuana Permit. Special use permit becomes void if 576 S. Mansfield does not cease to operate as a medical marihuana growing facility.*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Jugenitz  
Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

*Motion that the Planning Commission **approve** the limited Site Plan for the Special Uses for HH Enterprises LLC, at 580 S. Mansfield, with the following findings, and conditions:*

**Findings:**

1. *The application substantially complies with §122-310.*

**Conditions:**

1. *Applicant provide revised site plan specifying parking based on requirements in §122-691.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Davis Jr.  
Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**

**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**

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Donnelly.  
Approved: Yes – 7; No – 0; Absent – 2 (Hollifield, Simmons)**