

**Action Minutes  
Planning Commission  
Wednesday, 20 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 the 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 20.**

**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.	A
Jessica Donnelly	A
Phil Hollifield	P
Heidi Jugenitz	P
Michael Simmons	A

**III. Approval of Minutes**

- May 6, 2020 Special Meeting

*Motion to approve*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Jugenitz. Approved: Yes – 6; No – 0; Absent – 3 (Davis Jr., 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 five minutes.*

**V. Presentations and Public Hearing Items**

- Zoning Ordinance Text Amendment: Drive-through financial services as special land uses in Center zoning districts.

- *Public Hearing*

*Motion to open the public hearing.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield. Approved: Yes – 6; No – 0; Absent – 3 (Davis Jr., Donnelly, Simmons)**

*Motion to close the public hearing.*

**Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield. Approved: Yes – 6; No – 0; Absent – 3 (Davis Jr., Donnelly, Simmons)**

*Motion that the Planning Commission recommend denial of the proposed text amendment to Chapter 122: Article IV, Division 3, Subdivision II (§122-446), with the following findings:*

- (1) The proposed amendment is inconsistent with the guiding values of the Master Plan;*
- (2) The rezoning is inconsistent with description and purpose of the proposed district;*
- (3) The proposed amendment is inconsistent with the intent of this Zoning Ordinance;*
- (4) The proposed amendment will not enhance the functionality, transportation network or character of the future development in the City;*
- (5) The proposed amendment will not preserve the historic nature of the surrounding area and of the City;*
- (6) The proposed amendment will not enhance the natural features and environmental sustainability of the City;*
- (7) The proposed amendment will not protect the health, safety, and general welfare of the public;*
- (8) The proposed amendment will not address a community need in physical or economic conditions or development practices;*

**Offered By: Commissioner Talaga; Seconded By: Commissioner Jugenitz.  
Approved: Yes – 5; No – 1 (Hollifield); Absent – 3 (Davis Jr., Donnelly, 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 Hollifield; Seconded By: Commissioner Jugenitz.  
Approved: Yes – 6; No – 0; Absent – 3 (Davis Jr., Donnelly, Simmons)**