

ACTION MINUTES
Planning Commission - Virtual Meeting
Wednesday, 15 July 2020 – 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 in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofpysilanti.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@cityofpysilanti.com by 4 pm, July 15.

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
Heidi Jugenitz	P
Michael Simmons	P

III. Approval of Minutes

- June 17, 2020 Meeting
Motion to approve.

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

Motion to amend the agenda to place housing affordability and accessibility presentation under public presentation items.

Offered By: Commissioner Jugenitz; Seconded By: Commissioner Hollifield
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 five minutes.

Motion to open audience participation.

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

Motion to close audience participation.

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

V. Presentations and Public Hearing Items

- Zoning Ordinance Text Amendment: Medical marijuana provisioning centers and

recreational marijuana retailers as a special land use in Neighborhood Corridor zoning districts.

- Public Hearing

- *Motion to open the public comment.*

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

- *Motion to close the public comment.*

Offered By: Commissioner Hollifield; Seconded By: Commissioner Jugenitz. Approved: Yes – 7; No – 0; Absent -0

*Motion that the Planning Commission recommend **approval** of the proposed text amendment to Chapter 122: Article IV, Division 3, Subdivision III (§122-451). with the following condition and findings:*

Condition:

- *The proposed text amendment be revised as follows:*

- o Medical marijuana provisioning centers, less than 5,000 square feet of gross floor area permissible as a special land use in Neighborhood Corridor*

- o Recreational marijuana retailer, less than 5,000 square feet of gross floor area permissible as a special land use in Neighborhood Corridor*

Findings:

- 1. The proposed amendment is consistent with the guiding values of the Master Plan;*
- 2. The rezoning is consistent with description and purpose of the proposed district;*
- 3. The proposed amendment is consistent with the intent of this Zoning Ordinance;*
- 4. The proposed amendment will enhance the character of the future development in the City;*
- 5. The proposed amendment will address a community need in physical or economic conditions or development practices.*

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

- Housing Affordability and Accessibility Committee Report and Recommendations

Motion to refer the report from the Housing Affordability and Accessibility Committee to City Council.

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

VI. Old Business

VII. New Business

- Master Plan: Draft Update
- Draft Bylaws Amendment

VIII. Future Business Discussion / Updates

IX. Committee Reports

- Non-Motorized Committee Report

- Planning Commission Representative

Motion to approve Mike Davis Jr. as the Planning Commission representative on the Non-Motorized Committee until July 21, 2022.

Offered By: Commissioner Talaga; Seconded By: Commissioner Jugenitz

Approved: Yes – 7; No – 0; Absent -0

- Housing Affordability and Accessibility Committee Report

X. Adjournment

Motion to adjourn

Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent -0