

**ACTION MINUTES**  
**Planning Commission - Virtual Meeting**  
**Wednesday, July 21, 2021 – 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. 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 in the video conferencing application, or may submit e-mailed comments to [aaamodt@cityofypsilanti.com](mailto:aaamodt@cityofypsilanti.com) by 4 pm, July 21.

**I. Call to Order**

**II. Roll Call**

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

**III. Approval of Minutes**

- June 16, 2021 Meeting  
*Motion to approve the June 16, 2021 minutes as amended.*  
**Offered By: Commissioner Hollifield; Seconded By: Commissioner Bettis**  
**Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

**IV. Audience Participation**

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.*  
*Please limit to three minutes.*

*Motion to open audience participation.*

**Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield**  
**Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

Two members of the public spoke.

*Motion to close audience participation.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly**  
**Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

**V. Committee Reports**

- Non-motorized Advisory Committee

**VI. Presentations and Public Hearing Items**

- Zoning Ordinance Text Amendment – Adult Regulated Uses
  - *Public Hearing*

*Motion to open the public hearing.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly**  
**Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

One member of the public spoke.

*Motion to close the public hearing.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Simmons  
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

*Motion to recommend City Council adoption of the proposed text amendments to Chapter 122 sections 122-203, 122-431, and 122-512 with the following findings:*

- (1) The proposed amendments are consistent with the guiding values of the Master Plan;*
- (2) The proposed amendments are consistent with the intent of this Zoning Ordinance;*
- (3) The proposed amendments will enhance the character of the future development in the City;*
- (4) The proposed amendment will protect the health, safety, and general welfare of the public;*
- (5) The proposed amendment is needed to correct an error or omission in the original text;*
- (6) The proposed amendment will address a community need in physical or economic conditions or development practices; and*
- (7) The proposed amendment will not result in the creation of significant nonconformities in the City.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly  
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**

**VII. Old Business**

**VIII. New Business**

**IX. Future Business Discussion / Updates**

**X. Adjournment**

*Motion to adjourn.*

**Offered By: Commissioner Hollifield; Seconded By: Commissioner Donnelly  
Approved: Yes – 5; No – 0; Absent – 2 (Davis Jr.; Talaga)**